

REGULAR COUNCIL MEETING

119

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 8, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown

SECONDED by Ald. Gibson

THAT the Minutes of the Regular Council Meeting of January 25, 1977 (with the exception of the 'In Camera' portion), and the Minutes of the Special Council of January 24, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Report of Standing Committee on
Finance and Administration
(January 27, 1977)

Champlain Heights - Marketing
Policy (Clause 8)

With the permission of Council Mrs D. Hartley, representing community groups in the Champlain Heights area, addressed the Council on the matter of the Champlain Heights Marketing Policy and requested that a decision on this whole matter be postponed until after February 14, 1977, as certain community organizations have planned a Public Meeting in the area for that date.

MOVED by Ald. Marzari

THAT the subject of Champlain Heights Marketing Policy, as contained in the report from the Standing Committee on Finance and Administration dated January 27, 1977, and other related discussion, be deferred until an evening session of Council on February 15, 1977, and delegations be heard as recommended by the Committee, at that time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT AND DELEGATIONS

Building and Planning Matters
(February 4, 1977)

Hardship Appeal -
2985 West 12th Avenue
(Clause 1)

Council received a delegation from Mr. E. Chartophilax, appealing the decision of the Hardship Committee and requesting that he continue use of the second floor of 2985 West 12th Avenue as a dwelling unit. Mr. Chartophilax filed a brief giving a breakdown on his monthly income and expenses.

MOVED by Ald. Rankin

THAT an extension of one year be granted in respect of the premises at 2985 West 12th Avenue.

- CARRIED

(Ald. Brown, Ford, Gerard, Gibson and Puil opposed)

Clauses 2, 3 and 4. (Hardship Appeals)

Mr. G. Contoleon addressed the Council in respect of retention of the dwelling unit on the lower floor of 3016 West 11th Avenue. The Hardship Committee had referred the matter to Council for direction.

MOVED by Ald. Gerard

THAT an extension of one year be granted to this applicant and the other appellants appearing before Council on hardship appeals this day.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT an extension of one year be granted to Mr. Contoleon in respect of the premises at 3016 West 11th Avenue.

- (deferred)

MOVED by Ald. Puil

THAT the Hardship Appeals in respect of 3016 West 11th Avenue, 1452 East 11th Avenue and 4928 Killarney Street, be deferred pending a report being submitted by the Hardship Committee on this whole matter, such report to include criteria for defining hardship.

- CARRIED

(Ald. Harcourt and Rankin opposed)

Rezoning Application - East 6th Ave.,
Keith Drive, East 7th Ave., & Glen Dr.
(Clause 6)

Council received a delegation from Mr. J.B. Baker, representing Landmark Projects Corporation Ltd. Mr. Baker filed a brief dated February 8, 1977, detailing the Assisted Rental Project his client is prepared to undertake at the location described in the Manager's report, and requesting that Council refer this matter for an early Public Hearing.

Cont'd....

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Rezoning Application - East 6th Ave.
Keith Drive, East 7th Ave., & Glen Drive.
(Clause 6) (Cont'd)

Council noted a letter, circulated this day, from the Vancouver City Planning Commission which recommended that a decision on the matter be deferred and Council direct the Vancouver Community College to advise the City within three months as to its interest and intentions regarding this site. The Planning Commission also recommended that, failing a firm commitment from the College, the rezoning application be approved.

Following comments from the Director of Planning, it was

MOVED by Ald. Rankin

THAT the recommendations of the City Manager be approved, after changing the completion period of study to six months;

FURTHER THAT the Director of Planning enquire of the Vancouver Community College and the Minister of Education on the status of the College at King Edward site and the needs of a new site.

- CARRIED

(Ald. Bellamy, Brown, Gerard, Harcourt and Puil opposed)

COMMUNICATIONS OR PETITIONS

1. Annual Celebration
Peace Arch - Grant Request.

MOVED by Ald. Rankin

THAT, as requested by the International Peace Arch Association in its letter of January 23, 1977, a grant of \$100 to the Association be approved in respect of the Annual Celebration to be held on June 12, 1977.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY.

2. Property Endowment Fund Board

Council noted a communication from the Mayor, dated February 3, 1977, proposing a resolution with respect to the appointment of the members of the Property Endowment Fund Board. The Mayor, however, amended his letter this day to delete the name of Alderman Gibson and substitute, in lieu thereof, Alderman Harcourt's name.

MOVED by Ald. Ford

THAT so much of the resolution of City Council of June 17, 1975, as relates to the appointment of the members of the Property Endowment Fund Board be rescinded and the constitution of the Board shall be:

- (1) Mayor
- (2) Alderman Harcourt
- (3) Alderman Kennedy
- (4) City Manager Fritz Bowers
- (5) Director of Finance

provided further that where the Aldermanic member is the Chairman of a Standing Committee, the Vice-Chairman of that Committee be authorized to act in the place of the named member when he is absent.

Underlining denotes amendment.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Vancouver Public Housing Corporation

Council noted a letter from the Mayor, dated February 3, 1977, concerning a proposed resolution on the appointment of the Directors of the City of Vancouver Public Housing Corporation. However, the Mayor this day amended his letter by deleting the name of Alderman Harcourt and substituting, in lieu thereof, Alderman Rankin's name.

MOVED by Ald. Bellamy

THAT the appointment of the following persons as Directors of the City of Vancouver Public Housing Corporation made by resolution on February 25, 1975, namely Arthur Phillips, Michael Harcourt and Lorne E. Ryan are hereby rescinded, the following are appointed in their stead:

Alderman Rankin
Alderman Brown
Fritz Bowers

FURTHER THAT where any Director is the Chairman of a Standing Committee of Council the Vice-Chairman of such Committee may act in his stead when so required.

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

4. Equal Employment Opportunity Program:
Report dated February 4, 1977.

The Council noted a letter from the Asian Canadian Association for Cultural Cooperation requesting that the Chairman of the Association, representatives from the Vancouver Status of Women Council and the Canadian Paraplegic Association address Council on the report from the Chairman of the Special Committee on Equal Employment Opportunity, dated February 4, 1977.

With the agreement of Council the following persons spoke in support of the recommendations contained in the report:

Mr. William Lum, Asian Canadian Association
for Cultural Cooperation,
Mr. Doug. Mowat, Canadian Paraplegic Association
Ms. Lee Grills, Vancouver Status of Women Council

Communications on the subject were also noted from the Vancouver Fire Fighters Union Local 18, the Vancouver Municipal and Regional Employees' Union and the B.C. Human Rights Commission.

MOVED by Ald. Marzari

THAT the requests contained in the report of the Special Committee, dated February 4, 1977, be approved;

FURTHER THAT the Committee submit a report for Council's approval by the end of February, on the method of collecting statistics on racial minorities in the civic work force.

- CARRIED

(Ald. Kennedy opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Transfer of Self-Serve License

Moved by Ald. Rankin

THAT, as requested in its letter of February 2, 1977, the delegation from Gulf Oil Canada Limited, appear before Council on February 22, 1977.

- CARRIED UNANIMOUSLY

6. Daycare Facilities in False Creek.

MOVED by Ald. Rankin

THAT, as requested in its letter of February 4, 1977, the delegation from the False Creek Child Care Society respecting Day Care Facilities in False Creek, be heard at the next meeting of Council on February 15, 1977.

- CARRIED UNANIMOUSLY

7. Convention Centre Feasibility
Study Presentation.

Council noted a letter from the Mayor, dated February 3, 1977, concerning arrangements made for a meeting of Council with the Provincial Department of Recreation and Travel Industry on the feasibility for a Convention Centre in Vancouver. The meeting is scheduled for Wednesday, February 16, 1977 at 10.00 a.m.

MOVED by Ald. Harcourt

THAT the letter from the Mayor be received.

- CARRIED UNANIMOUSLY

8. Pacific National Exhibition
Revision of Lease.

The Council noted a letter from the Pacific National Exhibition concerning revision of the lease. A memorandum from the Mayor, dated February 7, 1977, with recommendations on the matter was also noted. The Mayor suggested that the Director of Legal Services may wish to state the City's legal position on the matter and it was,

MOVED by Ald. Puil

THAT the subject of the Pacific National Exhibition lease be considered 'In Camera'.

- CARRIED

(Ald. Kennedy, Marzari and Rankin opposed)

9. Placement of Bus Shelters

Council noted a letter from Seaboard Advertising Company, dated February 4, 1977, requesting to appear as a delegation when the matter of bus shelter placement will be considered.

MOVED by Ald. Bellamy

THAT the delegation request from Seaboard Advertising Company be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

10. Commerce Students Convention
Request for Additional Funds.

Under date of February 7, 1977, the Chairman of the Vancouver Heritage Advisory Committee submitted the following letter:

" Four UBC Commerce students, as part of their 4th year work, are researching heritage compensation and incentive methods used in other cities. This project is being guided by Mr. Neil MacKenzie, a management consultant and Heritage Advisory Committee member, and will be of direct benefit to Heritage Advisory Committee work.

One of these students, Ms. Denice Mihoiluk, will be attending a commerce students' convention in Toronto on February 10 - 13. While she is there, she also plans to research heritage economics in Toronto and in Ottawa at the Heritage Canada library.

This memo is to request from Council the additional funds needed by Ms. Mihoiluk to stay in Toronto one extra day and in Ottawa two days. We think that expenses up to a maximum of \$150.00 would cover her accommodation and meals during this period.

My request for expenses up to a maximum of \$150.00 for Ms. Denice Mihoiluk is respectfully submitted to Council. "

MOVED by Ald. Kennedy

THAT the foregoing request of the Chairman of the Vancouver Heritage Advisory Committee be granted and the funds be allocated from 'Vancouver Heritage Advisory Committee Miscellaneous Expenses'.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.55 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 5.00 p.m., Mayor Volrich in the Chair and the same members present.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 4, 1977

Works & Utility Matters
(February 4, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Bulkhead Replacement
- Cl. 2: Existing Pedestrian Underpass - Granville Street at 6th Avenue
- Cl. 3: Brief from Killarney-Champlain Citizens for Action Association - Transit and Paving Concerns
- Cl. 4: Assignment of Rights-of-Way

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 4 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(February 4, 1977)

The Council considered this report which contains ten clauses identified as follows:

- Cl. 1: Hardship Appeal - 2985 West 12th Avenue
Mr. E. Chartophilax
- Cl. 2: Hardship Appeal - 3016 West 11th Avenue
Mr. G. Contoleon
- Cl. 3: Hardship Appeal - 1452 East 11th Avenue
Mr. R. Pratap
- Cl. 4: Hardship Appeal - 4928 Killarney Street
Mr. M. Powar
- Cl. 5: Possible Rezoning at Vanness Avenue and
Earles Street
- Cl. 6: Rezoning Application - Block Bounded by East
6th Avenue, Keith Drive, East 7th Avenue and
Glen Drive
- Cl. 7: Chinatown Pilot Tree Planting Project
- Cl. 8: Ground Lease - False Creek
- Cl. 9: Ground Lease - Frank Stanzl Construction Ltd.
Lot 9, False Creek, Plan 16003
- Cl. 10: N.I.P. - Selection of Areas for 1977

Clauses 1 - 4 inclusive

For Council action on clauses 1, 2, 3 & 4 see page 2.

Possible Rezoning - Vanness
Avenue and Earles Street.
(Clause 5)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED

(Ald. Brown and Gibson opposed)

Clause 6.

For Council action on this clause see pages 2 and 3.

Chinatown Pilot Tree Planting Project
(Clause 7)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Ground Lease - False Creek.
(Undersurfacing - Parking)
(Clause 8)

Prior to consideration of this clause the City Manager advised that former Mayor Phillips is leasing in this enclave and Mr. D. Sutcliffe, the Development Consultant intends leasing also.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(February 4, 1977) (Cont'd)

Ground Lease - False Creek
(Undersurfacing - Parking)
(Clause 8) (Cont'd)

MOVED by Ald. Puil

THAT the lease not be granted to Frank Stanzl Construction Ltd., and the City Manager arrange negotiations to obtain market value for the space being utilized.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this clause be approved;

FURTHER THAT the terms of the lease be amended to be coterminous with the lease of Lot 9, Plan 16003.

- CARRIED UNANIMOUSLY

Ground Lease - False Creek
(Clause 9)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

N.I.P. - Selection of Areas for 1977
(Clause 10)

MOVED by Ald. Harcourt

THAT Council allocate \$750,000 of City funds as its share of the 1977 Neighbourhood Improvement Program, and the selection of the Kensington or Hastings-Sunrise area be referred to the Planning and Development Committee for report to Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT Council express to the appropriate Federal Minister its approval of, and satisfaction with the N.I.P. and R.R.A.P. Programs, and urge the Minister to continue these programs in the future.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(February 4, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Temporary Help - Local Improvements, Finance Department
- Cl. 2: Police - Staffing
- Cl. 3: Request for Grant Equal to Local Improvement Charges - Sunny Hill Hospital for Children
- Cl. 4: Overhead Charges and Sundry Debtor Work Performed by the Engineering Department
- Cl. 5: Investment Matters (Various Funds) December 1976
- Cl. 6: Resolution of Vancouver Civic Theatres Board re Cancellation of Playhouse Performance
- Cl. 7: Increase in Water Rates Revenue

Clauses 1, 4 and 5.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in clauses 1, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

Police - Staffing
(Clause 2)

Council agreed to defer this clause until later this day, pending comments from a representative of the Police Department.

Request for Grant Equal to Local Improvement Charges - Sunny Hill Hospital for Children.
(Clause 3)

MOVED by Ald. Harcourt

THAT the request from the Sunny Hill Hospital for Children concerning a grant equal to Local Improvement Charges on its property at 2775 East 21st Avenue be not approved and the City request the Provincial Government to absorb this cost.

- CARRIED

(Ald. Bellamy opposed)

Vancouver Civic Theatres Board - Cancellation of Playhouse Performance.
(Clause 6)

MOVED by Ald. Kennedy

THAT the recommendation of the Vancouver Civic Theatres Board as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Increase in Water Rates Revenue
(Clause 7)

MOVED by Ald. Brown

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 5.40 p.m. to reconvene in the Council Chamber at 7.30 p.m.

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The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy, Puil
and Rankin

ABSENT: Alderman Marzari

DELEGATIONS AND MANAGER'S REPORTS (cont'd)

Shaughnessy Hospital Rezoning

Submitted for consideration was a Manager's report dated February 7, 1977, in which the Director of Planning gave the background, current status and proposed schedule for rezoning on the Shaughnessy Hospital expansion. Appended to the report was an assessment of information provided on Shaughnessy Hospital and information still needed. Also appended, was a possible schedule for processing the Shaughnessy Hospital rezoning application, assuming the additional information could be provided by February 15th.

Also before Council for consideration was a Manager's report dated February 8, 1977, in which the City Engineer reported on utility work for Shaughnessy Hospital. The City Engineer submitted the following alternatives for Council's consideration:

- (a) delay any utility work associated with the hospital development until Council approval of the development scheme, accepting the delay which may result to the project.
- (b) approve an immediate start on utility relocation at B.C.M.C. cost, without prejudice to the City's final decision on the development, if B.C.M.C. wishes to proceed on this basis. The expenditure of the \$1,000,000 makes it more difficult for the City to control the development later.

Council also noted a letter from the President of the Shaughnessy Heights Property Owners' Association advising that the Association takes no stand in regard to the proposed development at Shaughnessy Hospital.

Mr. A.C.L. Kelly, Chairman of the British Columbia Medical Centre, advised Council that his staff would endeavour to have the information requested by Mr. Spaxman available by next week. Mr. Kelly stated he would prefer option (b) in the City Engineer's report subject to approval of the Minister of Health Services.

Mr. Scroggs, Shaughnessy Citizens Advisory Committee, addressed Council stating the citizens are not opposed to a children's hospital being built on the site, but are concerned that the addition of the obstetric unit and the other proposed facilities could result in even more buildings being superimposed on this site at a later date.

AMENDED
SEE PAGE 220

MOVED by Ald. Ford,

THAT the Director of Planning be authorized to request the information still required on the Shaughnessy Hospital as detailed in appendix I of the Manager's report dated February 7, 1977;

FURTHER THAT the possible schedule for processing Shaughnessy Hospital's rezoning application (appendix II of the Manager's report dated February 7, 1977), be approved.

- CARRIED UNANIMOUSLY

cont'd....

DELEGATIONS AND MANAGER'S REPORTS (cont'd)

Shaughnessy Hospital Rezoning
(cont'd)

MOVED by Ald. Puil,
THAT Council approve an immediate start on utility relocation at B.C.M.C. cost, without prejudice to the City's final decision on the development, if B.C.M.C. wishes to proceed on this basis.

- CARRIED

(Alderman Brown opposed)

The Mayor requested Mr. Kelly to advise him as soon as possible if the foregoing resolution is acceptable to the Minister of Health Services.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(February 4, 1977) (cont'd)

Police - Staffing
(Clause 2)

MOVED by Ald. Rankin,
THAT Council authorize in advance of the 1977 budget, the hiring of four additional Compound Attendants I on a temporary basis for the duration of the construction of the annex to the Public Safety Building.

- CARRIED

(Aldermen Brown, Ford, Puil and the Mayor opposed)

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The Council agreed to vary the agenda to deal with the following report of the Standing Committee on Transportation dated February 2, 1977.

IX. Report of Standing Committee
on Transportation,
February 2, 1977

G.V.R.D. Regional Transportation
Proposal (Clause 1)

The Standing Committee on Transportation in a report dated February 2, 1977, recommended:

- "A. THAT approval in principle, subject to a financing formula acceptable to the City of Vancouver, be given to concepts 1, 2 and 3 contained in the communication from the Chairman of the Greater Vancouver Regional District Transportation Committee dated January 24, 1977, namely:
- 1) the concept of a Regional/Provincial commission to co-ordinate the programming and planning of all transportation in Greater Vancouver.
 - 2) that such a commission be created as a separate entity for the Greater Vancouver area.
 - 3) that it have responsibility for roads and transit planning and programming through the preparation annually of a five-year capital and operating budget for roads and transit.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Transportation,
February 2, 1977 (cont'd)

G.V.R.D. Regional Transportation
Proposal (Clause 1) (cont'd)

- B. THAT a joint Provincial/Regional Study of Light Rapid Transit be carried out in 1977 in order to test the physical and economic feasibility of such a system in the Lower Mainland.
- C. THAT the Manager's report dated February 1, 1977, be received for information."

Also before Council was a Manager's report dated February 3, 1977, submitting for consideration a proposed financing formula on G.V.R.D. transportation proposals prepared by the Director of Finance and the City Engineer. In his report, the City Manager recommended that Council not approve the recommendations of the Transportation Committee but immediately commence negotiations with the G.V.R.D. on the lines of the above formula, after it has received further detailed consideration of the Transportation Committee.

Distributed this day were letters from Mr. W.T. Lane, Director of Regional Development, G.V.R.D., on Vancouver's consideration of the G.V.R.D. transportation proposals and a letter from Mr. D.H. MacDonald, Chairman of the Transportation Committee, urging Council's support for G.V.R.D. approaching the Provincial Government to discuss their attitude to the creation of an agency to co-ordinate transportation planning and expenditures in this region.

MOVED by Ald. Harcourt,

THAT recommendation A of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT recommendations B and C of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the Director of Planning and the City Engineer prepare the land use and engineering information requested by the G.V.R.D. in December, 1976.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

THAT Council immediately commence negotiations with the G.V.R.D. on the lines of the proposed financing formula contained in the Manager's report of February 3, 1977, after it has received further detailed consideration of the Transportation Committee.

- CARRIED

(Alderman Harcourt opposed)

MOVED by Ald. Harcourt,

THAT Council indicate to the G.V.R.D. that it is in favour of discussing with the Provincial Government the following concepts contained in the communication from the Chairman of the G.V.R.D. Transportation Committee dated January 24, 1977:

- (1) the concept of a Regional/Provincial commission to co-ordinate the programming and planning of all transportation in Greater Vancouver.
- (2) that such a commission be created as a separate entity for the Greater Vancouver area.

cont'd....

Report of Standing Committee
on Transportation,
February 2, 1977 (cont'd)

G.V.R.D. Regional Transportation
Proposal (Clause 1) (cont'd)

- (3) that it have responsibility for roads and transit planning and programming through the preparation annually of a five-year capital and operating budget for roads and transit.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

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Personnel Matters
(February 4, 1977)

Enforcement of Noise Control
By-law (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(February 4, 1977)

The Council considered this report which contains ten clauses identified as follows:

- Cl. 1: Taylor Manor - Rental of Premises to the Vancouver Resources Board
- Cl. 2: Consent to Assign Sub-lease of Portion of 1572 West 4th Avenue
- Cl. 3: Lease of Portion of Fraserview Library to Vancouver Resources Board
- Cl. 4: McLaren Electric Building, 1830 West 5th Avenue - Change of Name of the Lessee
- Cl. 5: Extension of Option between the City and Anavets Senior Citizens' Housing Society
- Cl. 6: Lease of Coffee Shop - Public Safety Building, 312 Main Street
- Cl. 7: Sale of Residential Lots - N/S 18th Avenue between Kaslo and Renfrew Streets
- Cl. 8: Burrard Street Widening - Purchase of Portion of Property - 1980 Burrard Street
- Cl. 9: Chimo Terrace - Wall Street Park - Sale of City Lands
- Cl. 10: Rental Review - City-owned Lane between Broadway and 8th Avenue in the West 1200 Block

Clauses 1, 2, 3, 4, 5, 7
8, 9 and 10

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 7, 8, 9 and 10 be approved.

- CARRIED UNANIMOUSLY

Lease of Coffee Shop - Public
Safety Building, 312 Main Street
(Clause 6)

The City Manager requested that the words "by mutual agreement" be added after the word "renew" in the last paragraph of this clause.

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved after amending the report as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee
on Planning and Development,
January 20, 1977

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Status of Major Development Permit Applications
- Cl. 3: Riley Park N.I.P. Citizens' Planning Committee Formation and Terms of Reference
- Cl. 4A: Proposed Amendment to Agreement dealing with the Development of the Salish Subdivision in the Musqueam Indian Reserve
- Cl. 4B: Musqueam Indian Band - Request for Exclusion from the Agricultural Land Reserve
- Cl. 5: St. Paul's Hospital Development (Windermere Apartments - 1148 Thurlow Street)
- Cl. 6: List of Items Outstanding to the Committee

Clauses 1, 2, 3, 4A, 4B and 6

MOVED by Ald. Harcourt,
THAT Clauses 1, 2 and 6 be received for information and the recommendations of the Committee contained in Clauses 3, 4A and 4B be approved.

- CARRIED UNANIMOUSLY

St. Paul's Hospital Development
(Windermere Apartments - 1148
Thurlow Street) (Clause 5)

Council noted a letter from Mr. N.K. Barth, Director of Hospital Planning, G.V.R.D., advising that the Greater Vancouver Regional Hospital District Board has reaffirmed its decision to demolish this building.

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved;

FURTHER THAT the letter from Mr. N.K. Barth, Director of Hospital Planning, G.V.R.D. dated January 31, 1977, be received.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
January 20, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Submission by Neighbourhood Services Association
- Cl. 2: Outstanding Matters for Community Services Committee
- Cl. 3: Licensed Premises in the Downtown Area
- Cl. 4: Emergency Services Implementation Committee

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1 and 4 be approved and Clause 3 be received for information;

FURTHER THAT the information contained in Clause 2 be received and the recommendations of the Committee be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)III. Report of Standing Committee
on Planning and Development,
January 27, 1977

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Government Assisted Housing - 1976 Summary
- Cl. 2: City-owned Lands Located West of Hawks Avenue
between Prior Street and Malkin Avenue
- Cl. 3: Proposed Amendment to Agreement dealing with the
Development of the Salish Subdivision in the
Musqueam Indian Reserve

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Proposed Amendment to Agreement
dealing with the Development of
the Salish Subdivision in the
Musqueam Indian Reserve (Clause 3)

The Mayor requested and received permission to be excused from voting on this clause.

MOVED by Ald. Harcourt,

THAT recommendations A to F of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Puil opposed)

MOVED by Ald. Puil in amendment,

THAT the park facility be developed at the expense of the Musqueam Indian Band;

FURTHER THAT development of the park be completed within two years of completion of the development scheme identified on the sheets "SK1-SK13 by Hamilton Doyle and Associates, Architects" and dated April 15, 1976.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson,
Harcourt, Kennedy, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED.

IV. Report of Standing Committee
on Community Services,
January 27, 1977

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Requests for Surplus Furniture from Non-Profit Organizations
- Cl. 2: Lodging House By-law Enforcement
- Cl. 3: Minimum Heat By-law
- Cl. 4: Complaint re Tax Buying Agency
- Cl. 5: Cordova Lodge
- Cl. 6: Outstanding Matters for Community Services Committee
- Cl. 7: Community Hearings by the Legal Services Commission

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
January 27, 1977 (cont'd)

Clauses 1, 3, 5, 6 and 7

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in
Clauses 3, 5 and 7 be approved and Clauses 1 and 6 be received
for information.

- CARRIED UNANIMOUSLY

Lodging House By-law
Enforcement (Clause 2)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this
Clause be approved and the resolutions be received for
information.

- CARRIED UNANIMOUSLY

Complaint re Tax Buying
Agency (Clause 4)

When considering this clause, Council noted a letter from
Mr. V. Chernecki setting forth information on the statements
made by Mr. Torgeson.

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Transportation,
January 27, 1977

The Council considered this report which contains five
clauses identified as follows:

- Cl. 1: Vehicles for Hire Board Discontinuation
- Cl. 2: Aerobus Transportation System
- Cl. 3: City Engineer's Report
- Cl. 4: Park Drive - Granville to Oak
- Cl. 5: Proposed Cul-de-sac on 72nd Avenue East of
Granville Street

Clause 1

MOVED by Ald. Bellamy,

THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in
Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Regular Council, February 8, 1977 17

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VI. Report of Standing Committee
on Finance & Administration,
January 27, 1977

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Community Music School of Greater Vancouver - Request for Increased Civic Grant
- Cl. 2: Sculpture Society of British Columbia - Commissioning of a Major Piece of Sculpture
- Cl. 3: Ice Skating Instruction at Britannia
- Cl. 4: Review of Park Board N.N.R. Budget
- Cl. 5: Vancouver Symphony Society - Grant Request - Orpheum Theatre Opening
- Cl. 6: Federal Employment Programs - Canada Works and Young Canada Works, Summer 1977
- Cl. 7: Satellite School Recreation Program
- Cl. 8: Champlain Heights - Marketing Policy

Clauses 1, 2, 3, 4 and 7

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4 and 7 be approved.

- CARRIED UNANIMOUSLY

Vancouver Symphony Society - Grant Request - Orpheum Theatre Opening (Clause 5)

MOVED by Ald. Brown,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Puil and Rankin opposed)

Federal Employment Program - Canada Works and Young Canada Works, Summer 1977 (Clause 6)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation D by adding after the word "approved", "as a priority one item".

- CARRIED UNANIMOUSLY

Champlain Heights - Marketing Policy (Clause 8)

For Council action on this Clause, see page 1.

VII. Report of Standing Committee
on Planning and Development,
January 27, 1977

Grandview Woodland Area Planning - Interim Control of Development in Apartment Areas (Clause 1)

Distributed this day was a letter from Dr. Robert N. Morris opposing the recommendation of the Standing Committee and setting forth arguments for this stance. Dr. Morris also requested an opportunity to address Council on this matter.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
January 27, 1977 (cont'd)

Grandview Woodland Area Planning -
Interim Control of Development in
Apartment Areas (Clause 1) (cont'd)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in
this Clause be approved;

FURTHER THAT the letter from Dr. Robert Morris dated
February 8, 1977, be received.

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531,
BEING THE REFUSE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane
Purposes (South 2 feet of each
of Lots 7, 8, 9, 10, 11 and 12
Block 230, D.L. 526, Plan 590)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for lane purposes, the following described lands:

South 2 feet of each of Lots 7, 8, 9, 10, 11 and 12,
Block 230, District Lot 526, Plan 590;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Lane Purposes
(South 2 feet of each of Lots 7, 8,
9, 10, 11 and 12, Block 230, D.L. 526,
Plan 590) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up and Conveyancing
to Abutting Owners (Lane West of
Balkan, South of King Edward Avenue)

MOVED by Ald. Bellamy,
 SECONDED by Ald. Gerard,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver

- (1) At the rear of Lots 11 to 14 of Blocks 13 and 14, Blocks 10 to 13 and 22 to 25, District Lots 391 and 392, Plan 6357 there lies a 15 foot lane dedicated by Plan 6357, an unsubdivided portion of Blocks 13 and 14 approximately 18 feet in width and a 10 foot lane dedicated by Plan 3241;
- (2) The travelled lane is over the 10 foot lane dedicated by Plan 3241 and the westerly portion of the unsubdivided portion of Blocks 13 and 14. The 15 foot lane dedicated by Plan 6357 at the rear of said Lots 11 to 14 has been occupied by the owners of said Lots 11 to 14;
- (3) The owners of said Lots 11 to 14 have made application to acquire the portion of lane and the surplus portion of the unsubdivided part of said Blocks 13 and 14 at the rear of their properties;
- (4) It is advantageous to the City to close the lane at the rear of said Lots 11 to 14 and resubdivide said Lots 11 to 14, the closed lane and the unsubdivided portion of said Blocks 13 and 14;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 6357 lying between the westerly production of the southerly limit of Lot 11 and the westerly production of the northerly limit of Lot 14; ALL OF Blocks 13 and 14, Blocks 10 to 13, and 22 to 25, District Lots 391 and 392, the same as shown outlined red on plan prepared by Noel E. Peters, B.C.L.S., dated July 26, 1976, and marginally numbered LF 7770, a print of which is attached hereto, be closed, stopped up and conveyed to the abutting owners; and

FURTHER BE IT RESOLVED THAT the lane so closed, the unsubdivided portion of said Blocks 13 and 14 together with said Lots 11 to 14 be subdivided in a manner satisfactory to the approving officer.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

C. Allocation of Land for Lane
Purposes (930 East 14th Avenue)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 20, Subdivision "C", Block 173,
District Lot 264A, Plan 1056.

(930 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane
Purposes (1926 West 4th Avenue)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 14 except the North 7 feet, now road, Block 246, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G, Girardin, B.C.L.S., dated January 28, 1977, and marginally numbered LF 8072, a print of which is hereunto annexed.

(1926 West 4th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Compensation for Designated
Heritage Structures

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,

THAT the Mayor and Council of the City of Vancouver support and join with the application of the Heritage Advisory Committee to the Government of the Province of British Columbia for a grant to conduct a full study of non-monetary methods of compensation for designated heritage structures in the City of Vancouver and other centres in the Province.

- CARRIED UNANIMOUSLY

2. Registration Fees - B.C. and
Yukon Heritage Conference

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,

THAT Council authorize payment of registration fees for any member of Council wishing to attend the B.C. and Yukon Heritage Conference, February 10 to 12, 1977, in Vancouver.

- CARRIED

(Aldermen Brown and Rankin opposed)

MOTIONS (cont'd)

3. Resolution re Seagate Manor
2831 Point Grey Road

When considering the following motion submitted by Alderman Brown at the Council meeting on January 25, 1977, Council noted a delegation request from the Kitsilano Local Area Planning Committee:

"THAT WHEREAS the property at 2831 Point Grey Road, known as Seagate Manor, was purchased with funds from the Point Grey Road Waterfront Fund;

AND WHEREAS by resolution duly passed by City Council, the Supervisor of Properties was authorized to obtain vacant possession of this property;

AND WHEREAS the building has been vacant since August, 1975;

THEREFORE BE IT RESOLVED THAT all buildings on the property at 2831 Point Grey Road be removed and the property turned over to the care, custody and management of the Park Board."

MOVED by Ald. Brown,
THAT consideration of the foregoing motion be deferred pending the hearing of representatives of the Kitsilano Local Area Planning Committee.
- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Bellamy and seconded by Alderman Gibson, was recognized by the Chair:

Police Overtime

MOVED by Ald. Bellamy,
SECONDED by Ald. Gibson,
THAT WHEREAS the overtime costs for members of the Vancouver City Police Department attending court is in excess of one million dollars per year;

AND WHEREAS the Vancouver taxpayers have no control over this expenditure and are required to pay for this overtime;

AND WHEREAS approximately 50% of this expenditure would appear to be unnecessary;

THEREFORE BE IT RESOLVED THAT a delegation from Council be appointed to meet with the Attorney-General to discuss the following:

- (a) That all overtime costs incurred by members of the Police Force at any time for appearing in court unnecessarily, i.e., because of postponement or change of plea, such costs be paid by the Attorney-General's Department;
- (b) That where a member of the Force is required to appear in court on his weekly or annual leave, all such costs be paid for by the Attorney-General's Department;
- (c) That overtime costs incurred by a member of the Force required to appear in court on a regular working day, regardless of shift, continue to be paid as is, having regard to item (a) above.

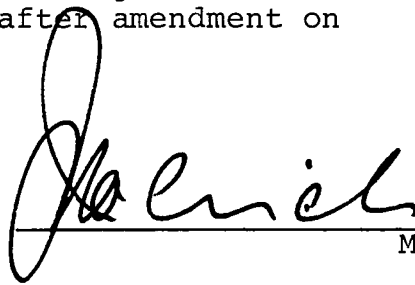
(Notice)

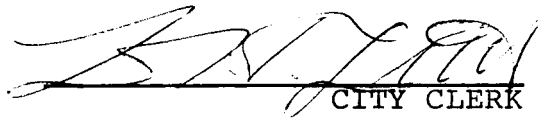
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The Council adjourned at approximately 10:20 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting
of February 8, 1977, adopted after amendment on
February 15, 1977.


MAYOR


CITY CLERK

Manager's Report, February 4, 1977 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Bulkhead Replacement

The City Engineer reports as follows:

"The City has a wooden bulkhead supporting the street at the front of E½ Lot 8, Block 42, D.L. 185 - 1505 West Pender Street. It is presently in a deteriorated and unstable condition. A building line has been established to create an 80' street allowance on Pender Street and this lot is the only property which exists beyond the building line. To replace this bulkhead without major disruptions to Pender Street traffic at Cardero, it is proposed to construct the new bulkhead on the 80' building line 7' north of the existing property line.

The owner (Sperry Systems of Canada Ltd.) has been approached and is agreeable to granting us a 7-foot right-of-way, provided the City bears all costs of construction and maintenance of the bulkhead.

I RECOMMEND that:

- (a) the City enter into an agreement with Sperry Systems of Canada Ltd. for a right-of-way for the retaining wall.
- (b) the agreement be satisfactory to the Director of Legal Services.
- (c) the Director of Legal Services be authorized to execute the agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

2. Existing Pedestrian Underpass -
Granville Street at 6th Avenue

The City Engineer reports as follows:

"Granville Street, in the vicinity of 6th Avenue, carries high volumes of traffic (29,000 vehicles per day). Since Granville Street is a major street and because this section is located in close proximity to the bridgehead, vehicles travel at more than average city speeds. At the same time, there is a need for pedestrians to cross this portion of Granville Street. Some of the pedestrian generators in the immediate area are Pacific Press and a number of smaller commercial establishments.

For these reasons, there is an existing pedestrian tunnel under Granville Street near 6th Avenue. This tunnel is about 23 years old and is now in need of improvements in the form of lighting and wall painting. Under existing evening conditions, the tunnel is poorly lit because of aging lighting facilities and deteriorated wall painting. As a result, many pedestrians have a strong reluctance to use this pedestrian facility. In order to bring the illumination up to an acceptable standard, it will be necessary to replace the fibreglass lenses with clear polycarbonate plastic and to replace the existing fluorescent fixtures. The lighting at the entrances should be increased by changing the fixtures. If the lighting were improved, along with the application of white paint to the walls, it is expected this pedestrian tunnel would receive much more use and thereby provide a considerable improvement for pedestrians who wish to cross Granville Street in this general area.

We have received complaints from a number of citizens about the crossing difficulties in this area. More recently, concerns have been received from Pacific Press. Implementation of the proposed work would help relieve their concerns.

In conclusion, it is estimated to cost \$4800 to undertake these lighting improvements, and \$5,000 to clean and apply two coats of white paint to the walls and ceiling of the underpass. We are proposing that these funds be approved in advance from the Granville Bridge Maintenance Appropriation in the 1977 Engineering Department budget. The Director of Finance concurs with this proposed method of funding.

Clause 2 Cont'd

It is RECOMMENDED that the pedestrian tunnel lighting, cleaning and painting improvements as described in this report be approved at a cost of \$9,800 with funds allocated in advance for the 1977 Granville Bridge Maintenance Appropriation of the Engineering Department."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

INFORMATION:

3. Brief from Killarney-Champlain Citizens for Action Association - Transit and Paving Concerns

The City Engineer reports as follows:

"At a Public Hearing held on September 2, 1976 concerning the re-zoning of Lots 1-6, Block 37 D.L. 37 on the north-west corner of Harold Street and School Avenue, a brief was submitted by the Killarney-Champlain Citizens for Action Association expressing concerns about transit and streets. The Mayor requested that the City Engineer report back to Council on the Engineering matters referred to in the brief.

My comments are as follows:

I. Transit -

The brief expresses concern about transit changes at the Joyce Loop. Council, on October 26, 1976, considered a report from the City Engineer about transit changes at the Joyce Loop and passed the following resolutions:

- 'a. That the recommendations of the City Engineer contained in the Manager's report dated October 14, 1976 be approved, subject to bus shelters being installed at the two bus stops in the vicinity of the bus loop on Joyce Street.
- b. That Council hold a public meeting after November 17, 1976 to discuss with B.C. Hydro, the City Engineer and concerned citizens all aspects of the proposed extension of the Forty-first bus service from Joyce Loop to Burnaby via Kingsway.
- c. That, in the future, the City Engineer advise Council of any proposed transit changes at least two months prior to the date of implementation.
- d. That the Mayor designate a suitable committee to consider all proposed changes to transit service in the City.'

With reference to item a, the bus shelters have been installed at the designated locations.

Further to item b, above, a public meeting was held on November 30, 1976 with B.C. Hydro representatives, the City Engineer and concerned citizens. As a result of this meeting, B.C. Hydro were requested to investigate the possibility of enlarging the Joyce Loop in order to accommodate all loading and transferring activities. They were requested also to review the location of the Rupert 27 bus stop on the west side of 41st Avenue immediately south of Kingsway to eliminate the tendency to jaywalk.

It is my opinion that the foregoing actions deal with the concerns expressed in the brief.

II. Streets -

The brief makes reference to two items: one, School Avenue; two, local street paving in general.

- a. School Avenue - In October, 1974, Council adopted the two recommendations of the City Engineer contained in the report attached as Appendix I.

I believe that report and subsequent Council action deal with that item in this brief.

Cont'd . . .

Clause 3 Cont'd

- b. Local street paving - The brief asks the question: 'Is there an overall plan for paving in the whole area?' The answer to this question is Yes, there is an overall plan for paving. This plan is the local street low-cost paving program done by local improvement petition subject to available funding. In each year, there are usually sufficient petitions to use all available funds and, in single-family areas, the City rarely initiates projects.

In the case of School Avenue, paving would not be considered until the required widenings have been obtained to permit paving to the design approved by Council in 1974 (recommendation b Appendix I).

I believe the above answers the concern raised in the brief about street paving."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

RECOMMENDATION:

4. Assignment of Rights-of-Way

The City Engineer reports as follows:

"Both Lots 'E' and 'F', Subdivisions 'C' and 'D', Block 162, District Lot 264A, Plan 13143, situated on the north side of 12th Avenue east of Commercial Drive, have a sewer right-of-way in favour of the City of Vancouver as a charge against the title. The rights-of-way contain a Greater Vancouver Sewer and Drainage District Trunk sewer as part of the China Creek Trunk sewer. The Greater Vancouver Sewer and Drainage District has requested the rights-of-way be assigned to the said District.

I RECOMMEND that the right-of-way charge 477139-M over Lot 'E' and the right-of-way charge 489650-M over Lot 'F', all of Subdivisions 'C' and 'D', Block 162, District Lot 264A, Plan 13143, be assigned to the Greater Vancouver Sewer and Drainage District and that the Director of Legal Services be empowered to execute the agreement of assignment on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 124

Manager's Report, February 4, 1977 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Hardship Appeal - 2985 West 12th Avenue -
Mr. E. Chartophilax

Mr. E. Chartophilax has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As the result of a complaint inspection was made where it was found that the second floor of the above building had been altered to provide a dwelling unit which was occupied by the owner. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

The owner has made an application for consideration under the Hardship Policy and on November 16, 1976, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married with three dependents, fully employed, neither age nor health are factors and even after the discontinuance of the illegal accommodation, would still receive an income of \$966.24 per month.

The Committee further noted that a Building Permit had been issued to the applicant in September of 1975 at an estimated cost of work of \$20,000 to construct a second floor on the above building on the condition that the building is to be used and occupied as a one family dwelling. The Committee felt that the use of the second floor as a dwelling unit is a flagrant violation of the Zoning and Development By-law.

It is, therefore, RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Mr. E. CHARTOPHILAX

CONSIDERATION

2. Hardship Appeal - 3016 West 11th Avenue -
Mr. G. Contoleon

A Hardship Application has been received from the owner, Mr. Gus Contoleon to retain a dwelling unit in the lower floor of the above building.

The Director of Permits and Licenses reports as follows:

"On December 19, 1974, a Development Permit was issued to a Mr. Gus Contoleon to raise the existing one family dwelling to provide a basement with an 8' ceiling height. Attached to this Permit is a Statutory Declaration signed by a Gus Contoleon stating that the building will be used and occupied as a one family dwelling only and in the

Clause #2 continued:

event that any part of the said lower floor is used or occupied as a dwelling unit and/or housekeeping unit he clearly understands that this is violating the provisions of the Zoning and Development By-law and will be liable to prosecution.

As a result of a complaint our Inspection Services reported that the lower floor now contains a complete dwelling unit which is occupied. Notification was sent to the owner requesting that the use of this dwelling unit be discontinued and the owner has now filed an application for consideration under the Hardship Policy.

The Hardship Committee on January 20, 1977, considered the application and requested the matter be referred to City Council for direction. The Committee noted that the applicant is married with two dependents, fully employed and is part owner of a service station, receives \$375.00 per month from the illegal accommodation but if this use were discontinued, would only have an income of \$844.16 per month. The Committee further noted that neither age nor health are factors."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION THIS DAY: MR. GUS CONTOLEON

RECOMMENDATION

- 3. Hardship Appeal - 1452 East 11th Avenue - Mr. R. Pratap

Mr. R. Pratap has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As the result of a complaint inspection was made of the above building where it was found that the basement contained a housekeeping unit which was occupied by the owner. Notification was sent requesting that the basement be discontinued as separate living quarters and the use of the entire building be restored to the multiple occupancy that had been approved under Building Permit in 1953.

The owner made an application for consideration under the Hardship Policy and on October 28, 1976, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married with three dependents and is fully employed. The building is a legal multiple conversion consisting of one housekeeping unit and one sleeping unit on the main floor, one housekeeping unit and two sleeping units on the second floor, and one housekeeping unit in the attic. The Committee further noted that even after the applicant had discontinued the use of the basement and occupied the main floor, he would still be receiving a combined income of \$1,541.00 per month and that neither age nor health were factors.

It is, therefore, RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: MR. R. PRATAP

4. Hardship Appeal - 4928 Killarney Street -
Mr. M. Powar

Mr. Malkiat Singh Powar has requested to appear as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint, on February 4, 1975, our Inspection Services reported that the above building contained one dwelling unit in the basement which was occupied by the owner, and one dwelling unit on the main floor which was occupied by a tenant. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

On March 18, 1975, Mr. Powar made an application for consideration under the Hardship Policy. On May 23, 1975, the Hardship Committee considered this request and recommended that the application be approved for a period of six months.

On January 2, 1976, Mr. Powar made a second Hardship application and on March 1, 1976, the Hardship Committee recommended that the application be approved for a further period of time of six months, expiring September 1, 1976.

On September 8, 1976, Mr. Powar made a third Hardship application and on November 16, 1976, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married, claiming six dependents, both he and his wife are employed and even after the discontinuance of the illegal accommodation, would still receive an income of \$1,582 per month. The Committee noted that the Inspection Services had reported that five of the dependents shown on the Hardship application reside in India. The Committee further noted that neither age nor health are factors.

After receiving a copy of Mr. Powar's letter to the City Clerk, he was contacted and on January 20, 1977, he stated that he was only temporarily laid off and that he is now fully employed and the income shown on his Statutory Declaration is still applicable.

It is, therefore, RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: MR. M. POWAR

5. Possible Rezoning at Vanness Avenue
and Earles Street

The Director of Planning reports as follows:

"In granting preliminary approval on July 13, 1976 to an application to subdivide the property at 4577 Earles Street (Lot 3 Amended, Block 120, D.L. 36 and 51), it came to the attention of the Director of Planning that the intended use of the two lots being created was development of one-family dwellings. It was also noted that the site and several other properties in the immediate vicinity were zoned (C-1) Commercial District. The Director of Planning therefore instructed that a study be undertaken to determine the appropriateness of current zoning on the corner of Vanness Avenue and Earles Street (See Appendix A).

SITE DESCRIPTION

Lands in the general area of Vanness Avenue and Earles Street are zoned (RS-1) One-Family Dwelling District. Lands on the northwest, southeast and southwest corners of Vanness Avenue and Earles Street are zoned (C-1) Commercial District and developed as follows:

Manager's Report, February 4, 1977 (BUILDING - 4)

Clause #5 continued:

Northwest Corner: Block 120, D.L. 36 and 51

Lot 4 One-storey plus basement one-family dwelling.

Lot 3 Amended (proposed Lots A and B)

A one-storey plus basement one-family dwelling currently straddles the common property line of these lots. (Development Permit Application Nos. 75850, 75857 pending).

Lot 1 Amended One-storey plus basement one-family dwelling.

Southwest Corner: Block 133, D.L. 37

Lot 1 A small newspaper distribution shed.

Lot 2 One-storey plus basement one-family dwelling.

Southeast Corner: Block 134, D.L. 37

Lot 9 & 8 Bal. 2 small commercial spaces (1 vacant at present) with one dwelling unit at the rear and dwelling units above.

Lot A of 10 to 12 Vacant.

Lot B of 10 to 12 Retail (construction siding) with office use on second floor approved for a period expiring December 31, 1980.

The lands on the northeast corner of Vanness Avenue and Earles Street are zoned (M-1) Industrial District and developed as follows:

Lots 1 to 4 of 2, Block 118 and 119, D.L. 36 and 51

B.C. Hydro and Power Authority Public Utility Sub-Station.

Lot 5 adjacent to the above is also owned by the B.C. Hydro and Power Authority and is vacant.

(See Appendix B).

BACKGROUND

On June 4, 1976 an application was received to subdivide Lot 3 Amended, Block 120, D.L. 36 and 51, Plan 1524, this lot being located on the west side of Earles Street, north of Vanness Avenue and presently zoned (C-1) Commercial District.

Preliminary approval was granted for the subdivision on July 13, 1976 and the applicant was advised in a letter from the Approving Officer and Director of Planning that use of a site in a (C-1) Commercial District for purely residential purposes may only be permitted subject to special approval of the Director of Planning upon receipt of a suitable Development Permit Application and house plans.

On July 14, 1976 the Planning Department initiated a study to determine the appropriateness of the existing zoning on the corners of Vanness Avenue and Earles Street.

On November 3, 1976 the Approving Officer granted final approval of the subdivision of Lot 3 Amended. However, as of January 19, 1977 the subdivision had not been registered in the Land Registry Office and was, therefore, not legally completed.

On November 3, 1976 Development Permit Applications (Nos. 75850 & 75857) were submitted for the two lots being created whereby a one-family dwelling could be developed on each lot. These lands are zoned (C-1) Commercial District and permit use of a site for purely residential purposes as a conditional use, requiring special approval by the Director of Planning.

Cont'd . . .

Manager's Report, February 4, 1977 (BUILDING - 5)

Clause #5 continued:

Under the (C-1) Commercial District Schedule, each square foot of residential floor area in any development is assessed as the equivalent of 2½ square feet for the purposes of floor space ratio calculations. The one-family dwellings proposed were consequently above the permitted floor space ratio of 1.2. Were these lands zoned (RS-1) One-Family Dwelling District, the proposed developments would be within the permitted maximum floor space ratio of 0.60.

On November 29, 1976 the Director of Planning decided to withhold Development Permit Application Nos. 75850 and 75857 pending the outcome of the study on zoning in this area.

ANALYSIS

A letter from the Planning Department was sent on November 7, 1976 to registered property owners of lands at the corners of Vanness Avenue and Earles Street zoned as (C-1) Commercial District and (M-1) Industrial District. This letter indicated the Department's study of these lands to determine the appropriateness of existing zoning and possible rezoning of these (C-1) Commercial District and (M-1) Industrial District properties to (RS-1) One-Family Dwelling District. Comments were also requested to be submitted in writing before November 30, 1976.

Numerous comments were received during telephone conversations and visits with those who received this letter. Three written submissions have been received to date (See Appendix C).

The letter received from Mr. D.J. Dunne on behalf of B.C. Hydro and Power Authority objects to a rezoning of the lands zoned as (M-1) Industrial District stating, 'Unfortunately, due to B.C. Hydro's operational requirements, rezoning of the subject property would not be acceptable to B.C. Hydro at this time.' Since 'Public Utility' is a conditional use in any (RS-1) One-Family Dwelling District and since redevelopment of these (M-1) Industrial District lands for future public utility use would also be permitted only as a conditional use, a rezoning to (RS-1) One-Family Dwelling District would not affect the present or future use of these lands for a public utility.

The letter from Mr. G. Chapman on behalf of Mr. G. Hyde indicates that Mr. Hyde intends to submit a rezoning application for Lot 1, Block 135, D.L. 37, which is currently zoned (RS-1) One-Family Dwelling District. Discussions with this Department indicate that the zoning to be requested is (C-1) Commercial District and Mr. Hyde has been informed that an application for an expanded commercial zoning in this area would not receive the support of the Planning Department.

With regard to the letter received from Mr. G. Railian, a rezoning application for this property has not been submitted in the past and no correspondence exists on file regarding an enquiry to rezone.

In light of the current development on the northwest and southwest corners of Vanness Avenue and Earles Street, (RS-1) One-Family Dwelling District zoning is most appropriate for lands presently zoned (C-1) Commercial District. The existing residential development and vacant properties on these two corners which are zoned for local commercial purposes further indicates the inappropriateness of (C-1) Commercial District zoning.

Retention of some commercially-zoned property is warranted and desirable to serve the residents of the surrounding area. Furthermore, given the existing development and intended future development of properties on the southeast corner presently zoned (C-1) Commercial District, this land is appropriately zoned. An extension of the (C-1) Commercial District on this corner would, however, not be supported.

Future industrial use of lands on the northeast corner, currently zoned (M-1) Industrial District would be inappropriate and incompatible with surrounding residential development. Furthermore, a rezoning of lands on this corner to (RS-1) One-Family Dwelling District would not affect the present or future use of this site for a public utility."

RECOMMENDATION: That the Director of Planning be instructed to make application to rezone Lots 1 - 5 inclusive, Blocks 118 and 119, D.L. 36 and 50; Lots 1, 3 Amended and 4, Block 120, D.L. 36 and 51, Plan 4322; Lots 1 and 2, Block 133, D.L. 37 from (M-1) Industrial District and (C-1) Commercial District to (RS-1) One-Family Dwelling District and that the whole matter be referred direct to a Public Hearing after a report from the Vancouver City Planning Commission.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, February 4, 1977 (BUILDING - 6)

6. Rezoning Application - Block Bounded by East 6th Avenue,
Keith Drive, East 7th Avenue and Glen Drive

The Director of Planning reports as follows:

'An application has been received from Mr. D.A. Briscoe, President, Landmark Projects Corporation Limited, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (M-1) Industrial District to (RM-3A) Multiple Dwelling District for the purpose of:

'Either: Frame condominium self-owned apartments

or

A.R.P. frame rental apartments.'

SITE DESCRIPTION

The site comprises the block bounded by East 6th Avenue on the north, Keith Drive on the east, East 7th Avenue on the south and Glen Drive on the west. The rectangular site measures 396 feet along East 7th Avenue and 264 feet along the flanking streets, giving a site area of 104,544 square feet. (See Appendix A).

The site is presently zoned (M-1) Industrial District and developed with a boiler house and dry kiln which were previously used in conjunction with several other buildings by the present owners (Vancouver Sawmills). A portion of the site is currently used for open storage of lumber. Clearing of the site after a major fire in 1974 has left a partially destroyed building standing and not used. The southern perimeter of the site contains piles of debris from site clearing operations. A hoarding runs along the eastern boundary of the site and a portion of the southern boundary.

The lands to the north are zoned (M-2) Industrial District and developed accordingly. The lands to the west are zoned (RM-3A) Multiple Dwelling District and developed as a park. The lands to the southwest are zoned and developed as an (RM-3A) Multiple Dwelling District. The lands to the south are zoned (M-1) Industrial District and developed as follows:

Lot A, Plan 265: Two-storey industrial uses.

Lots A, B, C, D, Plan 11279: Vacant, excavation and debris on site.

Lot E, Plan 11279 and the closed street and Block 114: Park.

The lands to the southeast are zoned (RM-3A) Multiple Dwelling District and developed as follows:

Lots 1-5 inclusive, Block 112: City-owned, vacant.

Lots A-D inclusive, Subdivision of 23 and 24, Block 112: 1½-storey single family dwellings.

The lands to the east are zoned (M-1) Industrial District. Lot A, Plan 442, Block 94, is developed with the B.C.S.P.C.A. Animal Clinic. Lots 9-10 of this block are vacant and the remainder of this block is developed with (M-1) Industrial District uses. (See Appendix B).

BACKGROUND

A Building Permit for construction of sawmill facilities on this site was issued in 1944. After many smaller fires over the years, a major fire in May 1974 destroyed four of the six buildings on the site. Use of the site by the owners (Vancouver Sawmills) has continued in minor fashion with the northerly portion of the site being used for open lumber storage.

Clause No. 6 ContinuedANALYSIS

In reviewing this proposal for rezoning and development, there are several concerns regarding future development of this site and lands in the general area.

Firstly, rezoning of the site to (RM-3A) Multiple Dwelling District would leave an isolated parcel of land to the south, zoned (M-1) Industrial District. While only one lot of these industrially zoned lands is presently developed with industrial uses (See Appendix B), discussions with the City Engineer support the concern with potential conflicts in street use should this isolated (M-1) Industrial District be created by a rezoning of the site under consideration. These conflicts include the hours of operation and safety of industrial truck traffic travelling through a residential area. Furthermore, there is also concern with the more general conflicts of an incompatible land use interface which might occur in such a situation, particularly should the (M-1) Industrial District lands be developed with an industrial land use not well suited to a residential neighbourhood. These conflicts would be minimized by a rezoning of all the (M-1) Industrial District lands south of East 6th Avenue between Keith and Glen Drives to (RM-3A) Multiple Dwelling District. This would make the existing industrial uses non-conforming.

A second concern is the loss of industrial land throughout the City and the resultant loss of potential employment. The site is very suitable for light industrial use as it is of good size (facilitating a comprehensive development), is located on a major truck arterial and is buffered from residential uses on surrounding lands. A light industrial use could take advantage of these locational advantages, generate employment and, if sensitively designed, minimize conflicts with adjoining residential uses.

Thirdly, the Vancouver School Board states that children from a possible housing development on this site could not be accommodated at Queen Alexandra School. Increased enrollment would be accommodated within the Grandview School, however, this would necessitate children crossing heavy industrial and general vehicular traffic on both East 6th Avenue and Clark Drive.

Fourthly, in commenting on the proposed rezoning and residential development, the Vancouver Park Board Planner has noted the continuing lack of community facilities in this area. While public provision of such facilities has been greatly reduced as a consequence of the rejection of the Five Year Plan for this type of development, the provision of community-oriented facilities may be possible through an expanded comprehensive development for this area. Public Meeting space, day care facilities and developed outdoor recreation space are needed facilities which could be considered for inclusion in a comprehensive development proposal.

Fifthly, the City of Vancouver owns several parcels of land in the immediate area including China Creek Park to the west and south and Lots 1 to 5, Block 112 to the east which are presently vacant (See Appendix B). Development of the site under consideration might best be undertaken following preparation of an integrated concept plan for the general area including City-owned lands.

Sixthly, the Vancouver Community College has, in the past and as recently as December 21, 1976, expressed interest in developing the site as a campus to serve the East Vancouver area. The Department of Education has also expressed interest in developing the site as a Trade School in conjunction with industrial uses to the north. This type of use is appropriate for the site given its location and the community-oriented facilities (such as a gymnasium, library, meeting rooms) which may be included to accommodate use by residents in the local community.

Finally, the Mount Pleasant Triangle Citizens N.I.P. Committee commented on the proposed rezoning and development of the site under the (RM-3A) Multiple Dwelling District. In considering the site as being marginal for housing development, the topography, traffic and noise, existing uses on surrounding lands, lack of community facilities and child safety in travelling to school were noted. It was also felt

Clause No. 6 Continued

that redevelopment of the site under the present (M-1) Industrial District could, depending on the use, result in a form of development which would be undesirable regarding existing residential development in the area. It was recommended that the site and remaining lands to the south, zoned (M-1) Industrial District, be studied to develop a more imaginative use incorporating community amenities and - if housing - alleviating the concerns previously noted. It was also recommended that use of this site by Vancouver Community College should be pursued.

There are many uses which might be appropriate for this site with light industrial or educational/institutional uses being very appropriate. However, given the abundance of large parcels of relatively undeveloped, adjacent lands, the opportunity exists to develop an integrated development proposal for the entire area. With this opportunity at hand, the best use of the site in question should be determined through the preparation of a development concept which would include immediately adjacent lands. The proposed rezoning must, therefore, be viewed as being premature.

RECOMMENDATION: The Director of Planning recommends the following:

- A. That the Director of Planning be authorized to hire a consultant to undertake a study and present recommendations for an integrated development program for the area bounded by East 6th Avenue, Clark Drive, Broadway and Glen Drive, this study to be completed within one year with consultant's fee not to exceed \$15,000.00.
- B. That the application be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION THIS DAY: MR. J. BAKER

7. Chinatown Pilot Tree Planting Project

The Director of Planning and the City Engineer report:

BACKGROUND

The Chinatown Historic Area (zoned HA-1) is considered to be a unique and valuable part of Vancouver's heritage. Over the past several years, efforts have been made by City Staff and concerned Chinatown merchants and property owners to upgrade and improve the physical appearance of the area. The 1970 - 75 five year Capital Budget included funds designated for the streetscape improvement of Chinatown. The Beautification Capital Account still has approximately \$100,000 reserved for Chinatown improvements, as well as approximately \$37,000 in miscellaneous other unexpended programs.

Recently, a Local Initiatives Project in the amount of \$95,172 for 1976-77 was approved by City Council and the Federal Government for a substantial Tree planting project to be carried out within the five Vancouver Federal ridings. The Vancouver Park Board is to manage this project, which is expected to be completed by early May of this year. Although the general areas which this project would affect have been approved, the specific streets involved could be subject to further consideration, and recommendation by City Council.

Clause No. 7 Continued

City Tree-Planting Programs

In the past few years major tree planting has occurred throughout the downtown area, and in areas adjacent to Chinatown such as Strathcona. However, the Chinatown Commercial Area has thus far been excluded from consideration. Tree planting has also occurred in special beautification areas such as Gastown, Granville Mall, and Hastings Street.

In the case of the Downtown Tree Planting Program, the cost was borne entirely by the City. Tree planting as part of special beautification projects has been cost-shared between property owners and the City as part of the total project costs. Strathcona Area Tree Planting was paid for entirely out of Federal/Provincial/City Urban Renewal Funds.

Proposed Tree-Planting Program

Comprehensive streetscape improvement plans for Chinatown are presently being discussed with the community, with a report to Council expected following a major public information meeting planned for the early part of February.

The Chinatown Historic Area Planning Committee (C.H.A.P.C.) at its last meeting on January 12, 1977 recommended that an immediate pilot tree-planting program be undertaken in the area, in advance of the possible major improvement project which would primarily affect Pender Street. This major project, if approved by Council, would not likely be able to begin before the end of this year. A pilot tree-planting project completed this spring would indicate to the community some visible evidence of the City's concern for streetscape improvements.

The C.H.A.P.C. also unanimously passed the following resolution:

"THAT City Council request the Vancouver Park Board to consider the use of part of the L.I.P. tree-planting funds for a pilot demonstration tree-planting project in Chinatown, in order to provide an incentive to area property owners to support further improvement plans for the area."

Discussions have recently been held with Park Board Officials regarding the possibility of including Chinatown within the scope of the L.I.P. project, and agreement reached that this was possible, should City Council support this.

It is recommended that the area which for several reasons is the most feasible area to implement a pilot tree-planting program is both sides of Main Street, from Hastings to Union. (See Appendix 'A' for scope of project).

Existing curb alignments are not proposed to be altered in future, and the wide sidewalks and location of underground utilities and other street fixtures generally (except for a limited number of areas) permit normal curb-edge tree planting similar to the Downtown area.

However, the Chinatown Committee has recommended that in order to provide an immediate, highly-visible impact to the area, that a substantial size of tree be used.

Manager's Report, February 4, 1977 (BUILDING -10)

Clause No. 7 Continued

Costs and Source of Funds

As this is a pilot tree-planting project, and with the Downtown tree-planting program as a precedent, it is proposed that the cost of the project be entirely from City funds, with a portion of labour costs paid for out of the approved L.I.P. funds for tree-planting in 'Vancouver East' and 'Vancouver Centre' ridings.

The estimated number of trees, material costs and planting costs (labour), are outlined below:

ESTIMATED PROJECT COSTS

Total number of tree locations	=	32
Tree Cost @ \$150.00/tree (minimum 4" caliper size, 32 + 4 = 36 trees required)	=	\$ 5,400
*Planting & Soil Cost @ \$100/tree	=	\$ 3,200
Streets Branch work (Sidewalk breakout & removal, and brick paving surrounds)	=	\$ 2,600
Sub-total		\$11,200
Add Contingency Allowance (approx. 8% for possible utility adjustments)		800
TOTAL ESTIMATED COST	=	<u>\$12,000</u>

- * Note: labour costs of hand-digging tree holes are proposed to be paid for out of L.I.P. tree-planting project funds. Continuing maintenance costs would be absorbed within the Park Board Annual Maintenance Budget.

The Comptroller of Budgets reports that this amount of \$12,000 is available from the Beautification Capital Funds allocated for Chinatown improvements.

RECOMMENDATIONS

The Director of Planning and the City Engineer recommend:

- A. THAT a pilot tree-planting project for Chinatown be approved as outlined in Sections 3 and 4.
- B. THAT the cost of this project be paid for by the City, and funds approved in the amount of \$12,000 to come from the Beautification Capital Account, from funds allocated for Chinatown improvements."

The City Manager RECOMMENDS that the recommendations of the Director of Planning and the City Engineer be approved.

Cont'd.

Manager's Report, February 4, 1977 (BUILDING - 11)

8. Ground Lease - False Creek

The Development Consultant and the Director of Finance report as follows:

"Introduction

In the False Creek Development - Area 6, Phase 1, there is a residential condominium development built on Lot 9. This Lot 9 was leased to the developer, Frank Stanzl Construction Ltd. Within the residential building which is currently built, is an underground parking garage which provides for one stall per dwelling unit.

The agreed parking ratio for market residential units in Area 6 is one space per dwelling plus one more for each unit with three bedrooms or more. The extra stalls were to be provided in the Heather parking garage but the Developer has now proposed and the Development Consultant agrees that these could better be accommodated by extending the garage under the public roadway and a portion of the adjoining park area. Except during the stage of construction this parking garage would not affect the use and enjoyment of the surface area.

The proposed extension would provide for 18 parking stalls and locker space and would extend into the undersurface of the roadway and park covering approximately 7,500 sq. ft. in area (see attached drawings).

The policy followed throughout Phase 1 is to include underground parking rights in the ground leases. In other words, the ground lease already executed for Lot 9 includes the right to underground parking, and therefore the proposed lease terms for the proposed extension includes only a nominal rental.

If the City were to grant the developer a lease of the undersurface of the road and park area, the developer has agreed to build the structure to City specifications, to restore the surface area to its original state, and to pay the City \$2,500 for the lease in order to compensate the City for the incremental legal and survey costs involved.

City Engineer's Comments

Although we agree that the requested 18 spaces are required and should be provided, we are concerned that other enclaves in the False Creek Development have not been treated equally. For example, the Netherland non-profit rental project has 126 units, including 18 for Senior Citizens, and parking underground for 57 spaces, whereas, we recommended 95. The "contingency" plan calls for the additional parking, if required, in a remote location.

The subject additional parking is proposed to be constructed under the park area and street. Although I agree with the recommendation to construct additional parking I wish to point out that for the portion under the street no charge is being made against benefiting residents of the enclave. Normally it is City practice for structures under street to be paid for at market value. Such construction should be to a design satisfactory to the City Engineer and the agreement between the City and the developer pertaining to the street should be to the satisfaction of the Director of Legal Services and the City Engineer.

RECOMMENDATION

It is RECOMMENDED that a lease be granted to Frank Stanzl Construction Ltd. for the undersurface of a portion of the roadway and park adjoining Lot 9, False Creek, Plan 16003 incorporating the terms in Appendix A (attached)."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Development Consultant and the Director of Finance.

Manager's Report, February 4, 1977 (BUILDING - 12)

9. Ground Lease - Frank Stanzl Construction Ltd.
Lot 9, False Creek, Plan 16003

The Director of Legal Services reports as follows:

"Council at its meeting of November 30, 1976, authorized amendment to ground lease for the above project in False Creek to set back the date for payment of rent and taxes. The Lessee, Frank Stanzl Construction Ltd., in the interests of uniformity with leases subsequently entered into and to incorporate refinements, has requested that the entire lease be surrendered and replaced with a new one to include the authorized changes as well as revised wordings.

The proposal is in the interest of the City as well as the Lessee.

Recommendation

It is therefore recommended that the City accept surrender of the existing ground lease dated March 10, 1976 and replace it with a new ground lease upon terms and conditions satisfactory to the Director of Legal Services and the Director of Finance."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

RECOMMENDATION AND CONSIDERATION

10. Neighbourhood Improvement Program -
Selection of Areas for 1977

The Director of Planning reports as follows:

"The purpose of this report is:

- (1) to recommend areas to be selected for 1977 Neighbourhood Improvement Programs; and
- (2) to recommend an appropriate N.I.P. funding request to the senior levels of government.

BACKGROUND

In 1973 Central Mortgage & Housing Corporation and the Provincial Government announced the Neighbourhood Improvement Program (N.I.P.) and the Residential Rehabilitation Assistance Program (R.R.A.P.). These programs were established by the National Housing Act.

On February 19, 1974, Council approved the City Planning Department report 'Neighbourhood Improvement in Vancouver'. This report indicated priority areas in Vancouver which appeared eligible for assistance through this program. Portions of Grandview-Woodland, Mt. Pleasant, Cedar Cottage, Kensington, Fairview, Hastings-Sunrise, Kitsilano and Riley Park were indicated as generally meeting the criteria for eligibility in the program. In addition, the Downtown Eastside was rated as an area of low-income, poor building conditions and lacking in community facilities.

Clause No. 10 Continued

Vancouver has participated in the N.I.P. since its inception. The following table illustrates the level of our involvement:

<u>YEAR</u>	<u>NEIGHBOURHOOD</u>	<u>FEDERAL</u>	<u>PROVINCIAL</u>	<u>CITY</u>	<u>TOTAL</u>
1974	Kitsilano	\$ 602,625	\$ 301,313	\$ 326,312	\$ 1,230,250
1974	Cedar Cottage	897,375	448,687	498,688	1,844,750
1975	Mt. Pleasant	657,500	328,750	790,893	1,777,143
1975	Downtown-Eastside	342,500	171,250	171,250	685,000
1975	Strathcona (Com. Ctr.)	125,000	62,500	62,500	250,000
1976	Riley Park	950,000	475,000	475,000*	1,900,000
1976	Grandview-Woodland	1,250,000	625,000	625,000*	2,500,000
TOTALS		\$4,825,000	\$2,412,500	\$2,949,643	\$10,187,143

*Council on May 4, 1976, authorized up to \$1.4 million City share; the actual amounts will be determined upon adoption of N.I.P. Concept Plans later this year.

The R.R.A.P. program also has been extremely successful in Vancouver; low interest loans and grants totalling nearly \$6 million have been provided to upgrade existing housing. All of the funds for this program comes from the Federal Government.

REMAINING PRIORITY AREAS

Hastings-Sunrise (pop. 15,000) and Kensington (pop. 13,000) are the final priority areas for N.I.P. (see Map in Appendix I), as identified in the 1974 report and adopted by Council. These two areas meet the criteria established for the N.I.P. program (see Appendix II). A third area which generally meets the criteria is the Seymour School area (pop. 1,000) near Clark and Hastings, just east of Strathcona. This area is currently the subject of study by the School Board who are considering alterations to the school to better accommodate the existing resident population.

As this is the final year for N.I.P. applications, the Planning Department believes these three areas should be selected for the 1977 N.I.P.

ANALYSIS OF FUNDING REQUIREMENTS AND RESOURCES

In accordance with N.I.P. funding criteria that the minimum level of dollar allocation be \$200 per N.I.P. area resident (\$100 Federal, \$50 Provincial, and \$50 City), the minimum total N.I.P. allocation to these areas would be 29,000 x \$200 or \$5.8 million. The City share, therefore, would be \$1.45 million.

It appears that the City could obtain a portion of this amount from the following sources:

- (1) \$244,800 remaining in unallocated N.I.P. funds.
- (2) \$40,900 remaining in uncommitted Urban Renewal funds.
- (3) \$132,500 remaining in funds reserved for Strathcona, but uncommitted to any specific project.
- (4) \$27,700 remaining in Urban Renewal Project II funds, but uncommitted to any specific work to be undertaken.

The total of the above is \$445,900. An additional \$1,004,100 is required. The Planning Department recommends that this amount be provided in the Supplementary Budget for 1977.

Clause No. 10 Continued

RECOMMENDATIONS

The Director of Planning RECOMMENDS:

- (1) THAT Council approve in principle the selection of Hastings-Sunrise, Kensington, and the Seymour School area for the 1977 Neighbourhood Improvement Program.
- (2) THAT the Federal and Provincial governments be requested to contribute \$4.35 million (Federal \$2.9 million and Provincial \$1.45 million) for Neighbourhood Improvement Programs for 1977.
- (3) THAT Council authorize up to \$1.45 million as the City share of 1977 N.I.P. The source of this amount should be obtained partly from the following accounts:
 - (a) \$244,800 remaining in unallocated N.I.P. funds.
 - (b) \$40,900 remaining in uncommitted Urban Renewal funds.
 - (c) \$132,500 remaining in funds reserved for Strathcona, but uncommitted to any specific projects.
 - (d) \$27,700 remaining in Urban Renewal Project II funds, but not related to any specific work to be undertaken.

FURTHER THAT Council authorize up to \$1,004,100 in the Supplementary Budget to be used to complete the funding requirement for the City share of the 1977 N.I.P.

- (4) THAT the Director of Planning be instructed to report back after the announcement of the level of senior government funding for 1977 N.I.P. with recommendations on the feasibility of undertaking all three proposed N.I.P. programs, the appropriate boundaries for each area, and the required staff and site office arrangements."

Comments of the Director of Finance re Funding

Council is aware that the N.I.P. portion of the 1977-81 Five Year Plan failed to receive the approval of the voters in 1976, and therefore, there is a distinct shortage of N.I.P. funding available from 1977 onwards. By using all remaining Urban Renewal funds and unallocated N.I.P. funds from the past, we are able to accumulate \$445,000. In my initial gathering together of requests and estimates for the 1977 Supplementary Capital Budget I have included \$200,000 for the 1977 N.I.P. Program. Council can probably safely allocate this \$200,000 out of the 1977 Supplementary Capital Budget, subject to final consideration and possible increase when Council deals with the 1977 Supplementary Capital Budget.

Therefore, in reply to the Deputy Minister's request (see Appendix III) for a City formal request for N.I.P. funding for 1977, I would recommend that Council request the size of program that requires \$645,000 of City funds. This is considerably less than the Director of Planning proposes for a program, but until final consideration of the 1977 Supplementary Capital Budget it would appear to be the maximum that Council could safely consider. "

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The City Manager notes that, in view of the defeat of the 5-Year N.I.P. plebiscite and of the shortage of alternative funds as explained by the Director of Finance, the City Manager recommends that Council not submit a proposal for three N.I.P. areas, as advocated by the Director of Planning. There is also some doubt whether senior governments would fund so large a program.

Manager's Report, February 4, 1977 (BUILDING - 15)

Clause No. 10 Continued

Instead, the City Manager recommends that Council select one of the two major areas, Hastings-Sunrise or Kensington, and submit a proposal for that area only. The selection is left to Council's consideration. There are planning arguments in favour of either area which Council may wish to hear. For the information of Council, the percentage vote in favour of the N.I.P. plebiscite was approximately 41% in Hastings-Sunrise and 44% in Kensington.

Depending on the choice of area, the funds required would be as follows:

	<u>Kensington</u> (population 13,000)	<u>Hastings-Sunrise</u> (population 15,000)
Total N.I.P. project	\$2,600,000	\$3,000,000
City share	650,000	750,000
Left over funds available	445,900	445,900
1977 Supplementary Capital Budget	204,100	304,100

The City Manager RECOMMENDS that Council select only one area for the 1977 N.I.P. program and submits the selection for Council's CONSIDERATION.

The City Manager further RECOMMENDS that the recommendations of the Director of Planning be approved, modified in accordance with the decision of the area and the above tabulation of dollar figures.

FOR COUNCIL ACTION SEE PAGE(S) 120, 121, 125
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FINANCE MATTERSRECOMMENDATION1. Temporary Help - Local Improvements, Finance Department

The Director of Finance and the City Treasurer and Collector report as follows.

"The City Treasurer and Collector has reviewed the operation of the Local Improvement Section located in his Division and has determined that there is a need, on a temporary basis, for the addition of clerical assistance. This report will recommend an additional clerk be approved for a period not exceeding eighteen months and be subject to review in twelve months.

History

Prior to the creation of the British Columbia Assessment Authority the Local Improvement Section was a part of the Assessment Division of the Finance Department. In September, 1975, the Assessment Authority staff relocated to their new office in the Arbutus Village. The Local Improvement staff, consisting of one Clerk IV and two Clerk III's, were transferred to the Revenue & Treasury Division of the Finance Department. The Local Improvement function is a City responsibility and did not transfer to the new Authority established by the Provincial Government.

When the Local Improvement Section was with the Assessment Division, the services of up to nine realty clerks and two typists were available when necessary to assist in the Local Improvement workload. Since the separation of the previously integrated work groups, the Local Improvement staff has had to assume the workload by working overtime, hiring temporary help, part time staff and/or using the Revenue & Treasury staff whenever possible. This has not proved to be too efficient as additional help is required primarily prior to the Courts of Revision and at the year end, which in turn coincides with the peak tax periods. Therefore, assistance from the Revenue & Treasury staff is limited.

Over the past few years the City property owners have been increasing their petitions for improvements such as street pavement and curbs, lane pavement, street and lane lighting, speed bumps and sidewalks. These petitions have exceeded the City's funds for providing the improvements and many projects have been held in abeyance until the outcome of the most recent Five Year Plan plebiscite. The resulting backlog is the main reason for this request. The Local Improvements Section are involved in the following steps of the Local Improvement process:

- 1) Prepare necessary owner identification to City Engineer for each property within the parameter requested by the City Engineer.
- 2) Verifies returned petitions for sufficient signatures and value of property ownership.
- 3) Prepares measurement sheets and determines exact assessment footage including frontage vs. flankage, zoning, etc.
- 4) Subsequent to a project being approved by Council and the City Engineering Department providing the estimated costs of the project, the Section prepares detail costs for each property owner and advises them of the annual total costs and the date of the Court of Revision.
- 5) Reviews objections submitted by property owners prior to Court of Revision to determine their validity as to ownership and sufficient signatures.
- 6) At year end, the Section receives the lists of completed projects for the year and determines final costs, both annual and total, for each property owner and advises them of these costs.

In summary, the delay in any of the foregoing steps by the Local Improvements Section has significant detrimental effects to the Engineering Department planning its work and to the petitioner who has taken the time to obtain the signatures for his project.

Clause #1 continued:

Estimated Costs

The estimated costs are as follows:

	1977 (9 Mos.)	1978 (9 Mos.)
Salary & Fringe Benefits Clerk III (18 months)	\$10,209	\$10,209
Furniture & Equipment Desk, Chair & Calculator	500	-
Total	\$10,709	\$10,209
Less: Savings on Overtime and Temporary Help	2,529	2,529
Total Est. Costs	<u>\$ 8,180</u>	<u>\$ 7,680</u>

The above classification is subject to the approval of the Director of Personnel Services.

RECOMMENDED that:

- A. A temporary position be added to the Revenue & Treasury Division of the Finance Department for a period not exceeding eighteen months.
- B. The Director of Personnel Services review the classification of the position and report to the City Manager under the normal procedures.
- C. The amount of \$10,709 be approved in advance of the 1977 Budget for the salary and equipment costs and the 1977 Overtime and Temporary Help Budgets be reduced by \$2,529.
- D. The Director of Finance report to the City Manager after the position has been filled for twelve months regarding its continuation.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union.

The City Manager RECOMMENDS that the recommendations of the Director of Finance and City Treasurer & Collector be approved.

CONSIDERATION

2. Police - Staffing

The City Manager has received a report from the Chief Constable, recommending the hiring of additional Compound Attendants for security at the new Police parking compound (Columbia and Cordova Streets.) This report states:

"The temporary lot is situated in an area of the City which has a large number of drinking establishments. The area is subject to a high incidence of vandalism and thefts and disturbance calls. Of prime concern to the Police Department is the opportunity for acts of vandalism against Police vehicles on an unattended lot.

A variety of security systems has been examined, none of which has been found to be satisfactory.

Clause #2 continued:

To temporarily overcome this need for security, we are presently employing the services of the B.C. Corps of Commissionaires between the hours of 4:00 p.m. and 6:00 a.m. daily, plus weekend coverage, at an hourly rate of \$5.85; our weekly cost for this temporary arrangement is \$690.30. The Commissionaires provide security only; there is still a lack of fleet supervision and parking control.

There are approximately 148 vehicles based at Police Headquarters; this figure does not include those attending at Headquarters from Oakridge, C.L.E.U. and other Police Forces which require a parking facility.

Full-time attendants are required to control the parking lot in order to ensure its maximum use. With proper supervision, an additional 20 vehicles could be accommodated on this lot. The problems, therefore, are:

- 1) the need for security
- 2) the need for 24-hour supervision of the Fleet
- 3) parking requirements of the Police Fleet and the public.

SUMMARY:

In order to rectify these problems, to satisfy the security need, to provide for more effective supervision of the Police Fleet and to reduce the on-street parking requirements, we recommend that 4 (four) additional Compound Attendants be employed. This establishment of 5 (4 new and 1 presently employed) Attendants would provide the necessary control on a 24-hour basis.

The annual salary costs of hiring 4 additional Compound Attendant I's at the mid-step of Pay Grade 10, including fringe benefits at 1976 rates is \$42,202."

The City Manager notes that the proposed additional staff would provide better service than the present Corps of Commissionaires at relatively small extra cost, and is preferred to the continued use of Commissionaires.

However, the Manager submits that it is a matter for Council to judge whether the risk of vandalism in the lot justifies the expenditure of \$42,000 per annum.

The City Manager submits for CONSIDERATION of Council the choice between the following courses of action:

Either:

- A) Authorize in advance of the 1977 budget the hiring of four additional Compound Attendants I on a temporary basis for the duration of the construction of the annex to the Public Safety building; or
- B) Request the Chief Constable to phase out the use of the Corps of Commissionaires as soon as possible, and report to Council if significant problems should arise from operating the lot without continuous supervision.

A copy of this report has been sent to the V.M.R.E.U.

3. Request for Grant Equal to Local Improvement Charges - Sunny Hill Hospital for Children

The Director of Finance reports as follows.

"A request was received from Sunny Hill Hospital for Children dated December 28, 1976 for consideration of a grant of \$788.21 which is the amount levied for Local Improvement charges on the property at 2755 East 21 Avenue.

The Sunny Hill Hospital has submitted the following information in support of their request.

'Sunny Hill Hospital for Children (formerly called The Vancouver Preventorium) is a Public Hospital under the Provincial Hospital Act and as such is not subject to land tax. However, it is subject, according to the Vancouver Charter, to local improvement taxes.

I enclose a copy of our 1976 tax assessment in the amount of \$788.21. The Provincial Government will not cover these taxes as an approved expense of the hospital so that the hospital must find the funds for these taxes from another source. Our hospital, as with most other hospitals in the Province, has been severely hit by the fiscal constraints imposed by the current government and is faced with a deficit for the current year.

In view of this, we wish you to apply to City Council on our behalf for a grant of \$788.21 to cover the cost of these local improvement taxes.'

Director of Finance

The following is submitted for Council information, when considering this request for a grant:

- a) under the Vancouver Charter, hospitals are exempt from property taxes but, previous to 1976, this exemption did not include Local Improvement levies. In June 1976, the Provincial Government amended the Charter to make hospitals exempt from Local Improvement levies; this exemption covered only charges after January 1, 1976. Charges for projects undertaken prior to that date are to continue to be paid by the hospitals until fully paid.
- b) the request for a grant is the amount levied for 1976 only and does not eliminate the ongoing levy which is detailed as follows:

<u>Type</u>	<u>LEVY</u>		<u>Amount</u>
	<u>1st Year</u>	<u>Final Year</u>	
Pavement	1976	1990	\$681.33
Street lighting	1968	1977	13.44
Street lighting	1968	1977	13.44
Community Building	1963	1982	80.00
			<u>\$788.21</u>

- c) a check of the tax records shows twenty three properties listed under hospitals with Local Improvement charges of \$12,747.00 paid in 1976. These charges will continue each year until they expire. The cost to commute (i.e., eliminate) these charges for all hospitals is \$47,790.77.
- d) the Director of Finance is not in favour of approval of this request since -
 - (i) hospitals are supposed to be supported by the Provincial Government.
 - (ii) the City's fiscal constraints are as severe as, if not more so than, the Provincial Government's, mainly due to the City's smaller tax base.

The request of the Sunny Hill Hospital for Children for a grant equal to 1976 Local Improvement charges is submitted for Council CONSIDERATION."

The City Manager submits the foregoing grant request for Council's CONSIDERATION, noting the comments of the Director of Finance.

RECOMMENDATION

4. Overhead Charges and Sundry Debtor Work
Performed by the Engineering Department

The Director of Finance and the City Engineer report as follows.

"City Council, on March 5, 1974, approved that the charge for supervision and clerical work, etc., on sundry debtor work be increased from 10% to 15%.

Sundry debtor work is work carried out by City forces related to other than City funded projects.

The recent review by the Engineering Department of the 15% overhead charge on sundry debtor work has determined that, on certain large jobs, the overhead costs incurred can be adequately covered by a lesser percentage. There are relatively few of these cases, but where they do occur it is unreasonable and the City Engineer and the Director of Finance agree that some discretion is required.

Recommendation

The Director of Finance and the City Engineer RECOMMEND that the charge for supervision and clerical work on sundry debtor projects be 15%, except on those projects where the Engineering Department can show, to the satisfaction of the Director of Finance, a recovery of all overhead costs at a lesser percentage."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance and the City Engineer be approved.

5. Investment Matters (Various Funds) December 1976

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of December, 1976.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF DECEMBER, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Dec.1	Bank of British Columbia	May 13/77	\$ 1,559,416.85	\$ 1,500,000.00	163	8.87
2	Bank of British Columbia	Dec. 3/76	2,000,520.55	2,000,000.00	1	9.50
3	Royal Bank of Canada	Dec. 6/76	1,000,719.18	1,000,000.00	3	8.75
6	Bank of British Columbia	Dec. 7/76	1,000,261.10	1,000,000.00	1	9.53
7	Bank of British Columbia	Dec. 8/76	2,000,521.64	2,000,000.00	1	9.52
8	Toronto Dominion Bank	Dec. 9/76	1,000,226.03	1,000,000.00	1	8.25
8	Bank of Nova Scotia	Dec.14/76	500,719.18	500,000.00	6	8.75
9	Bank of British Columbia	Dec.14/76	1,001,267.12	1,000,000.00	5	9.25
13	Bank of British Columbia	Dec.15/76	2,001,044.38	2,000,000.00	2	9.53
13	Bank of British Columbia	May 13/77	1,036,488.22	1,000,000.00	151	8.82
13	B.C.Hydro & Power Authority	Dec.28/76	2,007,397.26	2,000,000.00	15	9.00
13	B.C.Hydro & Bank of British Columbia	Dec.31/76	1,004,438.36	1,000,000.00	18	9.00
14	Royal Bank of Canada	Apr.29/77	1,032,602.74	1,000,000.00	136	8.75
15	Bank of British Columbia	Feb.25/77	1,017,516.71	1,000,000.00	72	8.88
16	Bank of British Columbia	Dec.17/76	500,125.00	500,000.00	1	9.125
16	Bank of Nova Scotia	Dec.20/76	1,000,958.90	1,000,000.00	4	8.75
17	Mercantile Bank of Canada	Dec.21/76	1,000,931.51	1,000,000.00	4	8.50
21	Bank of British Columbia	Dec.22/76	3,000,719.18	3,000,000.00	1	8.75
22	Toronto Dominion Bank	Dec.29/76	1,001,582.19	1,000,000.00	7	8.25
22	Toronto Dominion Bank	May 13/77	2,579,850.68	2,500,000.00	142	8.21
23	Toronto Dominion Bank	May 13/77	2,059,178.08	2,000,000.00	135	8.00
23	Mercantile Bank of Canada	Dec.30/76	493,403.18	493,283.24	1	8.875
31	Bank of British Columbia	Jan.5 /77	2,502,794.52	2,500,000.00	5	8.16
			<u>\$32,302,682.56</u>	<u>\$31,993,283.24</u>		

Clause #5 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Dec.14	City of Vancouver 8.00%	Apr.2,1993	\$ 5,000.00	84.75	\$ 4,237.50	16/5	9.90
14	Royal Bank of Canada 7.00%	Apr.15/77	400,000.00	99.35	397,400.00	-/5	8.90
14	Royal Bank of Canada 7.00%	Apr.15/77	45,000.00	99.35	44,707.50	-/5	8.90
31	City of Vancouver 5.50%	April 15/91	500,000.00US	71.514US	360,895.40CAN	14/4	9.10
				<u>\$950,000.00</u>	<u>\$807,240.40</u>		

Chartered Bank Deposit Receipts & Government Notes

Dec.14	Bank of Nova Scotia	Dec.31/76	\$ 200,815.07	\$ 200,000.00	17	8.75
31	Canadian Imperial Bank of Commerce	Jan. 6/77	500,616.44	500,000.00	6	7.50
			<u>701,431.51</u>	<u>700,000.00</u>		
			<u>\$ 1,651,431.51</u>	<u>\$1,507,240.40</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT DECEMBER 31, 1976.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$53,278,094.80</u>	<u>\$51,457,924.80</u>

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION

6. Resolution of Vancouver Civic Theatres Board Re Cancellation of Playhouse Performance

The following report has been received from the Director of Finance.

"On January 7, 1977 the Vancouver Civic Theatres Board dealt with a letter from The Playhouse Theatre Company, quoted as follows:

'On December 15th, 1976 The Playhouse Theatre Centre of B.C. was forced to cancel its evening's performance of THE COUNT OF MONTE CRISTO at The Queen Elizabeth Playhouse.

The reason for the cancellation was a lighting control failure which left the stage in darkness immediately preceding curtain time. There was absolutely no warning of the trouble and the auditorium was sold out, with the audience seated when it happened.

After 45 minutes of diligent but unsuccessful attempts by theatre technicians to rectify the difficulty, while the audience waited in their seats, our management made the decision to cancel the performance and consequently to offer refunds or exchanges on all tickets for that performance.

Cont'd.

Manager's Report, February 4, 1977 (FINANCE - 7)

Clause No. 6 Continued

As a result, The Playhouse Theatre Centre of B.C. suffered a considerable financial loss as well as the patience and moral support of many audience members. Since we had no warning of the problem and therefore were unable to announce a cancellation or change in program, nor were we in a position to hire temporary lighting facilities, we had no choice but to cancel.

Although the contract with the City of Vancouver and Lessees of The Queen Elizabeth Playhouse is drawn to protect the City in such cases, I am writing to enquire whether you might examine this particular situation with a view to reimbursement for losses incurred.

Statement of financial losses due to cancellation
of performance on Dec. 15/76 at Q.E.P.

Refunds and lost revenue from ticket exchanges	\$1,750.00
Stage Crew Salaries	258.00
Actors Salaries	495.00
Buses rented to transport some of audience from outer areas of city	216.00
House Manager	<u>20.00</u>
	\$2,739.00'

The Vancouver Civic Theatres Board considered the request of The Playhouse Theatre Company and passed the following resolution recommending to Council a refund of approximately half of the claim of The Playhouse Theatre Company. The resolution of the Board is quoted as follows:

'RESOLVED that it be recommended to the City Council that, without prejudice, the City agree to reimburse this company as follows:

Stage crew salaries	\$ 258.00
Actors salaries	495.00
Buses rented to transport some of audience from outer areas of City	216.00
House Manager	20.00
Theatre Rental (forego billing)	<u>345.00</u>
	\$1,334.00'

The request of The Playhouse Theatre Company and the resolution of the Board are submitted to City Council for CONSIDERATION."

Your City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

Cont'd.

Manager's Report, February 4, 1977 (FINANCE - 8)

RECOMMENDATION

7. Increase in Water Rates Revenue

The Director of Finance reports as follows.

"The Water Works distribution system of the City of Vancouver is intended to operate on a self-supporting basis, with the City purchasing water from the Greater Vancouver Water District supply system, maintaining the water distribution system itself, and recovering the total cost, including debt charges, from the consumers of the water.

This report will recommend an increase of 9.73% in flat and metered water rates for the year 1977.

History

As stated in the 1976 report on water rates it is impossible to exactly match revenues and expenditures for any given year and, for this reason, a water rates stabilization reserve was established in 1965. The years 1966 to 1969 produced surpluses which were taken into the City's general revenue as it was not considered necessary to increase the size of the reserve. In 1970 there was a deficit on the operation that basically eliminated the reserve.

In 1971 the rates were increased to provide a five year break-even period that resulted in a balance in the reserve of \$88,071 as at December 31, 1975.

In 1976 the water rate charges, both flat and metered rates, were increased 19.6%. The balance in the reserve was taken into account in the calculation in an attempt to reduce the large rate increase. In addition the 1976 report recommended that the policy of setting water rate charges on a five year basis be changed to an annual basis.

1976 Water Works Revenues and Expenditures (Preliminary) and Proposed 1977 Budget

The following table shows the results of the 1976 operations and the proposed 1977 budget. The 1976 revenue and expenditures are preliminary and may vary slightly when the final ledgers are closed for the year. The 1977 budget will require a 9.73% increase in water rates revenue.

TABLE I
WATER WORKS OPERATION

	1977 <u>Estimated</u> \$	1976 <u>Actual</u> \$	<u>Increase 1977 Est.</u> <u>Over 1976 Actual</u>	
			\$	%
Estimated Expenditures:				
Debt Charges	3,464,886	3,244,866	220,020	6.7%
Water Purchases (GVWD)	3,163,000	2,983,772	179,228	6.0
Water Rates Billing Exp.	280,000	262,245	17,755	6.8
Operating & Maintenance	1,700,000	1,560,000	140,000	8.9
1976 Deficit	61,965	-	61,965	-
TOTAL EXPENDITURES	<u>8,669,851</u>	<u>8,050,883</u>	<u>618,968</u>	<u>7.7%</u>
Estimated Revenues:				
Flat Rate	3,868,857	3,525,695	343,162) 9.73%
Metered Rate	4,800,994	4,375,152	425,842	
TOTAL REVENUE	8,669,851	7,900,847	769,004	(2)
Provided from Water Stabilization Reserve	-	88,071	(88,071)	
TOTAL	<u>8,669,851</u>	<u>7,988,918</u>	<u>680,933</u>	
		(1)		
Estimated Loss - 1976		61,965		

Note (1) The amounts shown for 1976 Actual are subject to final closing of the City's books.

cont'd. . . .

Manager's Report, February 4, 1977 (FINANCE - 9)

Clause No. 7 Continued

Note (2) The increase in revenue of \$769,004 over increased expenditures of \$618,968 amounts to \$150,036 and this is required to provide for:

1976 Estimated Loss	\$ 61,965
1976 Provision from the Water Rates Stabilization Reserve (Balance)	<u>88,071</u>
	<u>\$150,036</u>

The 1976 operating loss is taken into account in setting the 1977 revenue in order to maintain the 'utility' aspect of the Water Works operation where the costs are recovered from the users.

The effects of the proposed increase of 9.73% are shown in the following two sections - Proposed Increase in Flat Water Charges and Proposed Increase in Metered Water Service.

Proposed Increase in Flat Water Charges

The following tables show the proposed flat rate water charges for 1977 at an increased rate of 9.73% recommended in this report:

(i) Single Dwelling Unit (Schedule 'B' Water Works By-Law #4848)

Approx. No. of Properties	Present Rate		Proposed Rate	
	Per Year	Total	Per Year	Total
78,000	43.25	3,376,000	47.50	3,705,000

Additional Charges:

5,200 Extra Dwelling Units	15.50	80,600	17.00	88,400
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(ii) Flat Charges for Unmetered Fire Service Pipes

1,180	(2 inch or smaller	23.50)	26.00)
	(3 inch	35.00)	38.50)
	(4 inch	48.50)	53.50)
	(6 inch	56.50)	62.00)
	(8 inch	66.00)	72.50)
	(10 inch	70.00)	76.75)
	(12 inch	75.00)	82.50)
		69,000	75,700

Proposed Increase in Metered Water Charges

The meter rates to be increased 9.73% as shown in the following schedule:

Charges for Metered Water Service - Schedule 'D' of the Water By-Law
Water Consumption Charge

Two-Monthly Period	Four-Monthly Period	Rate Per Unit of 100 Cu. Ft.	
		Present	Proposed
First 200 Units Used	First 400 Units Used	27.4¢	30.1¢
Next 400 " "	Next 800 " "	22.0¢	24.2¢
Next 1,000 " "	Next 2,000 " "	17.1¢	18.8¢
Over 1,600 " "	Over 3,200 " "	15.3¢	16.8¢

A minimum quantity of 8 units per month will be charged for, should a lesser quantity or no water be consumed.

Cont'd. . . .

Manager's Report, February 4, 1977 (FINANCE - 10)

Clause No. 7 Continued

Meter Charge Based on Size and Type of Meter,
Payable on Each Service in Addition
To the Water Consumption Charges

Serviced with Standard Type Meters

Per Two-Monthly Period

	<u>Present</u>	<u>Proposed</u>
5/8 and 3/4 inches	4.95	5.45
1 inch	5.40	5.95
1½ inch	6.50	7.15
2 inch	8.10	8.90
3 inch	15.55	17.10
4 inch	19.65	21.55
6 inch	25.25	27.70
8 inch	38.60	42.35
10 inch	48.25	52.95

Per Four-Monthly Period

5/8 and 3/4 inches	6.35	7.00
1 inch	7.25	7.95
1½ inch	9.55	10.50
2 inch	12.55	13.75

Serviced with Low Head Loss Meters

4 inch	22.45	24.65
6 inch	33.55	36.80
8 inch	44.40	48.75
10 inch	54.95	60.30

The above rate increases will result in an increase in revenue of \$425,800 on the 1976 amount of \$4,375,000 for a total estimated 1977 water meter revenue of \$4,800,800.

Recommendations

The Director of Finance RECOMMENDS that:

- A. Flat water rates and metered water rates be increased by 9.73% to allow for increased costs and the 1976 operating deficit.
- B. Flat water rates for single dwelling units be increased from \$43.25 to \$47.50 for 1977, and that the other flat rate increases as detailed in this report be approved.
- C. Metered water charges be increased by 9.73% and the rates as detailed in this report be approved.
- D. The Director of Legal Services be requested to amend the Water Works By-Law #4848 for changes approved by City Council to be effective January 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 1274/29

MANAGER'S REPORT, FEBRUARY 4, 1977 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Enforcement of Noise Control By-law

The Administrative Analyst reports as follows:

"On December 7, 1976, Council amended the Noise Control By-law to facilitate its enforcement. Numerous staff meetings have been held to define procedures and responsibilities related to inspection, enforcement and prosecution of offenders, culminating in the outline of procedures attached as Appendix A.

Responsibility for the measurement of sound levels has been assumed by the Health Department Inspectors who have, in conjunction with the City Engineer, investigated the characteristics of various types of sound level measuring equipment to determine the practicality of the equipment for the intended use. As a consequence of these investigations, they are proposing the purchase of the equipment listed in Appendix B at a cost of \$12,500.

In accordance with the recommendation of the City Prosecutor, a further prerequisite to effective enforcement of the Noise Control By-law is the initiation of an approved course in Sound Technology through a recognized educational institution. The Extension Department at B.C.I.T. have expressed their willingness to provide such a training course of 18 hours duration. This course would provide the certification necessary for use by the Prosecutor. The recommended class size is 12 people. The Engineering Department has expressed interest in having one of their staff attend this training and the City of Vancouver Police Department have indicated that they would like two personnel to attend as well. B.C.I.T. would require a signed contract at an estimated annual cost of \$1,000. The classes would be held during normal working hours and the arrangement for classes are to be by mutual agreement between the Health Department and B.C.I.T.

An annual printing budget for form letters and petitions will be required. It is estimated that the first year expenses for this item will be approximately \$2,000.

The Medical Health Officer notes that previous reports have discussed broader aspects of traffic noise and the monitoring of new developments, whereas this report deals only with the enforcement aspects of the Noise Control By-law. He further advises that a report on a noise control program and operating policies will be forthcoming to the Community Services Committee."

The City Manager RECOMMENDS as follows:

- A. That the procedures for enforcement outlined in Appendix A be approved by Council.
- B. That expenditures totalling \$15,500 be approved in advance of the 1977 budget for the purchase of sound level measuring equipment, the initiation of a training programme, and the printing of form letters.
- C. That the Director of Legal Services be instructed to prepare a contract with B.C.I.T. for staff training.

FOR COUNCIL ACTION SEE PAGE(S) 13/

PROPERTY MATTERS

RECOMMENDATION

1. Taylor Manor - Rental of Premises to the Vancouver Resources Board

The Director of Finance reports as follows.

"In January, 1974 the Provincial Government assumed the responsibility of the administration of Welfare in the City of Vancouver. The assumption of Welfare included the management of the Welfare operation at Taylor Manor. As with any major changeover in administration, there have been many problems associated with the transfer of responsibilities, staff, use of buildings, etc. This report deals with the lease of Taylor Manor which, due to its unique character, could not be negotiated on the normal economic basis. However, the present proposal of the Vancouver Resources Board does not appear to be too unreasonable and is being submitted to Council for approval.

History

For many years Taylor Manor was operated by the City as a boarding home for senior citizens.

In 1961 City Council reviewed the use of the building and adopted the following recommendation:

'That Taylor Manor be advertised to be leased on the basis of the lessee bearing the full cost of maintenance of the building and grounds or portion thereof; the advertisement to be in the form of a request for proposals for the future of the building indicating in detail the intended use for report back to Council.'

Subsequently in October, 1961 the following recommendation was approved by Council:

'That the Social Service Administrator be authorized to change progressively the function of Taylor Manor to that of a boarding home providing intermediate or special care for persons requiring some personal care because of age or infirmity, such changes would commence following completion of the necessary works listed in the present report.'

The above resolution was due to the fact that the Province (Welfare) would be contributing more to the operation of the home.

Since that time Taylor Manor has changed and as at the time of the Provincial Government assumption in January of 1974 the residents were in receipt of welfare assistance.

The operating losses of Taylor Manor (cost to the City) including certain upgrading expenditures for the period 1960 to 1973 were as follows:

<u>YEAR</u>	<u>EXPENDITURE</u>	<u>INCOME</u>	<u>LOSS (PROFIT)</u>
1960	\$ 75,742	\$ 45,357	\$ 30,385
1961	71,614	44,436	27,178
1962	73,018	50,333	22,685
1963	75,792	72,026	3,766
1964	81,559	74,842	6,717
1965	88,268	81,282	6,986
1966	88,511	88,062	449
1967	95,260	96,196	(936)
1968	110,302	106,415	3,887
1969	121,963	110,778	11,185
1970	131,868	127,292	4,576
1971	147,704	122,552	25,152
1972	179,464	126,889	52,575
1973	203,311	172,645	30,666
	<u>\$1,544,376</u>	<u>\$1,319,105</u>	<u>\$225,271</u>

Clause #1 continued

- NOTE: (1) The foregoing expenditures are for operating and maintenance costs only and do not include taxes, depreciation or administrative costs of the City.
- (2) In 1974 the operation of Taylor Manor was through the City's books with the following results:

Expenditure	\$237,518
Income	<u>188,118</u>
Operating Loss	\$ 49,400
Provincial Government Subsidy	<u>48,585</u>
Cost to City for 8 days in 1974	<u>\$ 815</u>

Economic Rent

The Properties Division of the Finance Department have indicated that normal economic rent would be in the area of \$4.50 per square foot. This would result in a return to the City of \$76,707 (17,046 square feet X \$4.50). The \$4.50 rate is a return to the City and the Vancouver Resources Board would remain responsible for all repairs and maintenance.

Proposal of Vancouver Resources Board

By letter of December 14, 1976 the Regional Manager of the V.R.B., Mr. David Schreck, has submitted a proposal of \$27,840 per annum based on \$40 per month per resident (40 X 12 X 58 residents), the V.R.B. to be responsible for all maintenance and repairs. The Manager of the V.R.B. has also indicated that they are faced with and will carry out major renovations and repairs over the next few years.

Subsequent discussions with the Manager regarding terms, etc. based on his proposal are as follows:

- 1) The term of the lease to be for five years commencing January 1, 1977 with an option for renewal for a further five year period.
- 2) The rental rate to be reviewed after two and one-half years (June 30, 1979).
- 3) The V.R.B. to pay retroactive rent for the period July 1, 1975 to December 31, 1976 at \$27,840 per annum for a total of \$41,760.

Summary

Since the City does not appear to have any immediate alternate use for the building or property and in view of the fact that prior to Provincial takeover of the Welfare system, the City was absorbing a fairly large loss in the operation and since the facility is currently providing a needed use in the City, the Director of Finance RECOMMENDS that:

- A) The City of Vancouver lease Taylor Manor to the Vancouver Resources Board on the following terms:
 - (i) Term of the lease to be for five years commencing January 1, 1977.
 - (ii) The rental rate to be \$27,840 per annum commencing January 1, 1977 and to be reviewed as of June 30, 1979.
 - (iii) The rental review as at June 30, 1979 include a review of the current request of the V.R.B. for a five year option for renewal for the period January 1, 1982 to December 31, 1986.
 - (iv) The V.R.B. to pay retroactive rent for the period July 1, 1975 to December 31, 1976 amounting to \$41,760.
- B) The V.R.B. to be responsible for all maintenance and renovations to Taylor Manor with any major alterations or renovations to receive prior approval of the Assistant Director of Permits & Licenses - Construction & Maintenance Division.

Cont'd.....

MANAGER'S REPORT, FEBRUARY 4, 1977 (PROPERTIES - 3)

Clause #1 continued

- c) The lease agreement to be prepared to the satisfaction of the Director of Legal Services and the Director of Finance.

A copy of this report has been forwarded to the Manager of the Vancouver Resources Board and he has indicated his agreement.

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

2. Consent to Assign Sub-lease of Portion of 1572 West 4th Avenue

The Supervisor of Properties reports as follows:

"The property known as 1572 West 4th Avenue, Lots 5 - 7, Block 250, D.L. 526, situated under the Fir Street ramp, was purchased for the Granville bridge and is leased to Paulsen Industries Ltd. for a term of five years expiring December 31, 1976 with an option to renew for a further five year period.

Paulsen Industries Ltd. exercised their option to renew and on December 14, 1976 Council approved the renewal of this lease for a further five year term from January 1, 1977 to December 31, 1981 at a market rental of \$660.00 per month plus taxes.

Paulsen Industries Ltd. sub-lease a portion of the premises to Jones Mac-Tool Sales Ltd.. An application has now been received from Paulsen Industries Ltd. for consent to assign the sub-lease from Jones Mac-Tool Sales Ltd. to Associated Audio-Visual effective February 1, 1977 terminating December 31, 1981.

Recommended that the foregoing request of Paulsen Industries Ltd. to assign the sub-lease to Associated Audio-Visual be approved subject to the documents of assignment being satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease of portion of Fraserview Library to Vancouver Resources Board

The Supervisor of Properties reports as follows:

"The subject structure was constructed in 1970 to house both a library and a Community Services Centre, the latter to contain the welfare Department, Childrens Aid Society, Probation Services, etc.

In 1974, the Vancouver Resources Board took over the Welfare function and since that time has occupied the premises together with C.A.S. and other non-City organizations.

Due to the difficulties witnessed by the V.R.B. in determining the responsibility of how the rent to the City would be shared between itself and the Children's Aid Society, the rental has been held in abeyance.

Recent developments have resulted in a consolidation of responsibility to the V.R.B. respecting the facility and discussions concerning the outstanding rental have taken place with Mr. D.D. Schreck, Regional Manager of the V.R.B.

Cont'd.....

MANAGER'S REPORT, FEBRUARY 4, 1977. (PROPERTIES - 4)

Clause #3 continued

By letter dated December 14, 1976, Mr. Schreck has now agreed to a rental arrangement as follows for the period April 1, 1974 to December 31, 1976.

April 1, 1974 to Dec. 31, 1974	
@ \$3.50 x 2055 sq.ft.	\$5,395.00 (9 months)
January 1, 1975 to Dec. 31, 1975	
@ \$4.00 x 2055 Sq.Ft.	\$8,220.00
January 1, 1976 to Dec. 31, 1976	
@ \$5.00 x 2055 sq.ft.	<u>\$10,275.00</u>
	\$23,890.00

In addition to the foregoing, the V.R.B. has agreed to enter into a 5-year lease of the premises effective January 1, 1977. Rental for the first 2½-year period to be set at \$5.50 per square foot resulting in an annual amount of \$11,300.00. Rental to be reviewed for the second 2½-year period.

The foregoing proposed rental is considered to represent the present market rental value for this type of accommodation.

It is recommended that:-

- A. The Supervisor of Properties be authorized to enter into a 5-year lease with the Vancouver Resources Board on the foregoing basis, such lease to be subject to the approval of the Director of Legal Services;
- B. Council approve the rental arrangement for the period April 1, 1974 to December 31, 1976 amounting to \$23,890.00."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. McLaren Electric Building, 1830 West 5th Avenue
Change of name of the Lessee

The Supervisor of Properties reports as follows:

"City Council on November 9, 1976 approved a lease to Canadian Cultured Marble Ltd. for 2½ years from January 1, 1977 in the McLaren Electric Building, 1830 West 5th Avenue covering an area 6,000 square feet more or less.

The Solicitor for this company on receiving lease agreements for execution has requested that the name of the lessee be changed from Canadian Cultured Marble Ltd. to Noramcan Industries Ltd.. Mr. Charles Klar is the sole owner of both companies and is separating the job functions.

It is recommended that City Council's resolution of November 9, 1976 be amended to change the name of the Lessee from Canadian Cultured Marble Ltd. to Noramcan Industries Ltd."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, FEBRUARY 4, 1977 (PROPERTIES - 5)

5. Extension of Option Between the City and Anavets Senior Citizens' Housing Society

The Supervisor of Properties reports as follows:

"On August 29, 1972, City Council approved the sale of Lot D, Block 109, D.L. 264 A, Plan 14682, being 951 East 8th Avenue, to the Anavets Senior Citizens' Society. In February, 1973, the title to the property was transferred and the City retained an Option Agreement to repurchase the lands if construction for Senior Citizens' Housing did not take place by August 29, 1974.

Various extensions have been approved by Council to allow the Society time to obtain financing through C.M.H.C. as follows:

Council on Aug. 9/74 approved an extension to Feb. 28/75,
Council on Jan. 28/75 approved an extension to Aug. 28/75,
Council on Jul. 22/75 approved an extension to Feb. 28/76,
Council on Feb. 10/76 approved an extension to Feb. 28/77.

The Society are now requesting an extension for a six month period from February 28, 1977, to August 28, 1977. They have indicated they have applied for a Building Permit and feel that six months will be adequate time to satisfy various departments so that the permit can be issued and they can start construction.

As it appears that the Society intend to proceed with this development it is recommended that the Anavets Senior Citizens' Housing Society be granted an extension to the Option Agreement held by the City for the period February 28, 1977 to August 28, 1977; the City to have three months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease of Coffee Shop - Public Safety Building - 312 Main Street

The Supervisor of Properties reports as follows:

"A portion of the basement area of the Public Safety Building is leased for coffee shop purposes. The lease expired on December 31, 1972 and the tenant has since continued on a month-to-month basis.

The lessee wishes to upgrade the premises by installing new booths and table tops plus installing new kitchen equipment, at a cost to the lessee of approximately \$3,400.00, and requests the security of a lease.

The Users Committee of the Vancouver Police Department, chaired by Deputy Chief Constable Stewart, met on November 4, 1976, and resolved that a lease on the coffee shop at 312 Main Street be drawn for a one-year period plus a one-year option, in favour of the present tenant, Mrs. Greta Avefjall.

Recommended that a new lease be drawn in favour of Mrs. Greta Avefjall to operate the coffee shop situated in the basement of the Public Safety Building for the period commencing February 1, 1977 to January 21, 1978 at a rental of \$160.00 per month, plus a one-year option to renew at a market rental rate, subject to the same terms and conditions as contained in the expired lease."

The City Manager RECOMMENDS that the above recommendation of the Supervisor of Properties be approved.

Cont'd.....

7. Sale of Residential Lots situated on the
N/S of 18th Avenue between Kaslo and Renfrew Streets

The Supervisor of Properties reports as follows:

"The following offers to purchase have been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offers are considered to be favourable to the City and are hereby recommended for acceptance.

Lots B, C & D, Block M, Section 44 T.H.S.L., Plan 11660 - ZONED RS-1

<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
Wakefield Realty Ltd.	{ Lot B - 40' x 102'	\$ 41,556.00	{ City terms at 11%
	{ Lot C - 40' x 102'	41,565.00	
	{ Lot D - 40' x 102' less 50 sq. ft.	41,565.00	

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

8. Burrard Street Widening. Purchase of portion of
Property - 1980 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire and Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lot 40, Block 238, District Lot 526, Plan 590, being 1980 Burrard Street have agreed to convey the West 7 X 113 feet of land for the sum of \$19,775.00, this price to be inclusive of all considerations.

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF 7971 on the foregoing basis, chargeable to Code # 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Chimo Terrace - Wall Street Park : Sale of City Lands

The Supervisor of Properties reports as follows:

"In accordance with Item #2 of Council Minutes of September 21, 1976, concerning the Wall Street Park proposal, the Supervisor of Properties was authorized to negotiate (under Clause 3) the sale of Lots 1 to 4, Block 18, D. L. 184, Plan 178 to the adjoining owner for report back.

Under Clause 4 Council approved that the funds from the sale of the above property be set aside for this park development and the approved road closures.

Clause #9 continued:

The subject property comprises four contiguous lots each having a frontage of 50' with an average depth of 60.5' and all are zoned M-1, Light Industrial District. The total area is 12,102 square feet and the site is level and suitable for industrial development.

Negotiations with the adjoining owner, Lumberland Building Materials Ltd., have been carried out to a point whereby Mr. Don Robertson on behalf of Lumberland has agreed to purchase the lands for \$142,198.50.

This price reflects a square foot rate of \$11.75 which adequately represents market value for this type of industrial property.

Recommended that the Supervisor of Properties be authorized to convey City Lots 1 to 4 inclusive, Block 18, District Lot 184, Plan 178 to Lumberland Building Materials Ltd. on the following basis:

1. Price: \$142,198.50
2. Date of Sale: Date of Council Approval
3. City Terms being 1/4 down, balance in 3 equal payments due 6, 12 & 18 months after date of sale, with interest at 11% on the principal outstanding from time to time calculated on a daily basis and payable on the instalment dates.
4. Purchaser to pay \$50.00 administration fee and all Land Registration fees.
5. Purchaser to pay proportionate part of current year's taxes as if levied."

The City Manager RECOMMENDS that the above recommendation of the Supervisor of Properties be approved.

10. Rental Review - City-owned lane between Broadway and 8th Avenue in the west 1200 block

The Supervisor of Properties reports as follows:

"Council on July 9, 1974, approved the lease of a portion of lane in block 333, D.L. 526 for a period of 13 years. The rental is subject to review as of February 1st, 1977 and is known as the "Second Rental Period".

The lessee has agreed to a rental increase from \$300 per month plus taxes to \$400 per month plus taxes effective February 1, 1977. This increase is considered to be fair and equitable with other similar rentals in the area.

Recommended that the revised rental rate for the "Second Rental Period" between the City of Vancouver and Lawson Oates on Broadway Ltd. be approved. The new rental rate to be \$400 per month plus taxes for a further three year period."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

January 20, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, January 20, 1977 at approximately 2.10 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE
COMMITTEE : M.L. Cross

INFORMATION

1. Monthly Status of Rezoning Applications

The Committee considered the Planning Department status of rezoning applications as of December 31, 1976 (on file in the City Clerk's office) and

RESOLVED:

THAT the status report of rezoning applications as of December 31, 1976 be received.

2. Status of Major Development Permit Applications

Mr. A. Floyd, Acting Zoning Planner, presented a verbal report on the following development permit applications:

- (a) DPA No. 76290 - 1240 Robson Street - one storey retail building - roof top parking
- (b) DPA No. 76308 - 1935 Haro Street - apartment building - 23 dwelling units
- (c) DPA No. 76422 - 900 Schoolgreen (False Creek) - school
- (d) DPA No. 76429 - 1400 Robson Street - alter and change use of 3 floors Landmark Hotel

RESOLVED:

THAT the verbal report on major development permit applications be received.

Cont'd.....

RECOMMENDATION

3. Riley Park N.I.P. Citizens' Planning Committee Formation and Terms of Reference

The Committee considered a report of the City Manager dated December 30, 1976 (copy circulated) in which the Director of Planning recommends that Terms of Reference be endorsed in order to formalize the Riley Park Citizens' N.I.P. Planning Committee.

RECOMMENDED:

THAT the Terms of Reference for the Riley Park Citizens' N.I.P. Committee, as contained in Appendix II of the report of the City Manager dated December 30, 1976, be endorsed.

4(A) Proposed Amendment to the Agreement Dealing with the Development of the Salish Subdivision in the Musqueam Indian Reserve

The Chairman noted that the Musqueam Indian Band had invited all members of Council to visit the Reserve prior to the meeting. He, as well as Mayor Volrich, Aldermen Bellamy, Brown, Ford, Kennedy and Puil, representatives of the Salish Park Residents' Committee, members of staff and of the Press visited the site earlier in the day. Mr. R. Guerin, Land Development Officer of the Band described the various aspects of their overall plans for the Reserve Lands and indicated the location of the Park Reserve on which the Band would like to construct ball fields, a regulation lacrosse box, a war-canoe shed and the Musqueam Cultural Hall.

Mr. Guerin distributed copies of a memorandum to the Planning Committee dated January 20, 1977 (copy circulated).

Present for the afternoon discussion were:

Chief D. Guerin)	Musqueam Indian Band
Mr. R.J. Guerin)	
Dr. M. Quick)	Salish Park Residents'
Mr. K. Benson)	Committee
Mr. W. Morgan)	
Mr. G. Hamilton	Architect

Recommendations of the Director of Planning contained in the Manager's Report (Building) dated January 7, 1977 (on file in the City Clerk's office) were referred to the Committee by Council on January 11, 1977 for discussion with representatives of the Band, with particular reference to the nature and development of the park.

Chief Guerin indicated that the area shown as park reserve is part of the Musqueam Village Agreement and is under the control and direction of the Musqueam Recreation Council. The residents of Musqueam would be welcome to use the facilities, but the Musqueam Council would not wish the facility to become a riverfront park.

A member of the Committee pointed out that the 1970 Agreement and the plans attached thereto between the City and the Minister of Indian Affairs and Northern Development, indicate a specific area to be reserved for park and recreational purposes only, until September 27, 2074.

Cont'd

Clause #4 continued

Mr. Benson stated that it is the Residents' Committee's feeling that the park was created as part of the Salish Subdivision to be set aside to allow the public unrestricted use of the park until 2074 when the agreement expires. He also pointed out the agreement states that the parties (the City and the Minister) "will at all times and upon every reasonable request give all further assurances and do all further things for the purpose of giving full effect to the covenants and provisions" contained in the agreement. This has not been done.

Mr. Hamilton requested the Committee to allow the development permit to go ahead, subject to satisfactory resolution of the park question.

Members of the Committee felt there could be no decision on the application to amend the agreement until there is a firm commitment on the park reserve. The Committee therefore

RECOMMENDED:

THAT a sub-committee, consisting of Alderman Brown, representatives of the Salish Park Residents' Committee, and members of the Musqueam Indian Band, be formed to meet and make recommendations on a satisfactory agreement of the recreational facilities and park questions, and the application to alter the agreement not be approved until the sub-committee reports back to the next meeting of the Standing Committee.

4(B) Musqueam Indian Band - Request for Exclusion from the Agricultural Land Reserve

With respect to the Band's request for exclusion from the Agricultural Land Reserve, the Committee felt the Director of Planning should look at the Band's overall plans for the entire area and report back to the Committee with a recommendation on the exclusion.

RECOMMENDED:

THAT the Director of Planning meet with members of the Musqueam Indian Band to review the Band's overall plans for the entire area in order to report back with a recommendation on the request for exclusion from the Agricultural Land Reserve.

5. St. Paul's Hospital Development
(Windermere Apartments - 1148 Thurlow St.)

On January 11, 1977 Council considered a memorandum dated December 17, 1976 from Mr. N. Barth, Director of Hospital Planning, Greater Vancouver Regional Hospital District in which Mr. Barth recommends to the Hospital District that it proceed with its plans to demolish the Windermere Apartments in 1977. Council also noted a memorandum from the Director of Planning advising that he would be meeting with Mr. Barth and City Engineering staff to determine what parking recommendations will be made to the Development Permit Board with regard to the hospital's plans.

Council received the communications and instructed the Director of Planning to proceed with the meeting and report to the Planning and Development Committee.

Cont'd.....

Clause #5 continued

Mr. D.M. Hickley, Associate Director, Central Area Planning, advised that the above-mentioned meeting had been held on January 19. An interim verbal progress report was being presented to the Committee as the Greater Vancouver Regional Hospital District will be meeting next week to discuss the matter.

Mr. Barth and Mr. D. Coolidge, Director of Planning, St. Paul's Hospital were present for the discussion.

Mr. Barth stated that the Housing Committee asked that the matter of demolishing the Windermere Apartments be reviewed in the hopes the building could be retained for residential purposes. He advised that Stage 1 of the Hospital's redevelopment proposals would result in the loss of about 80 parking spaces on the Pendrell Street lot. The Windermere site would accommodate only 15 parking spaces so provision of parking is not the major reason for demolition. Cost estimates were obtained for the work necessary to upgrade the building to meet fire code and general requirements to make the building safe and habitable. Existing legislation allows recovery of capital improvements through rents over a five year period. The costs to upgrade to minimum requirements would mean an increase in rent of about \$145 per month. The second stage of the redevelopment would clearly involve the Windermere site so it would not be economically feasible for the hospital to continue with the residential accommodation unless there was a substantial subsidization of the cost.

Mr. Barth advised that on the instructions of the Minister of Health, the Stage 1 programme was reduced from \$40 million to \$21 million. It still has to go to the Minister for approval. He agreed that there is no firm commitment for Phase 2. The Hospital indicates that Phase 2 must follow immediately after Phase 1 but the timing and details are not known.

A member of the Committee suggested:

- (a) that a projection of the Traffic and parking needs for St. Paul's be undertaken.
- (b) that an inventory of existing housing in the inner city area be prepared.
- (c) that the possibility of utilizing the Property Endowment Fund Board to purchase part of the inventory be explored.

Mr. Coolidge advised that they are required to do a traffic and transportation study of the area and come up with some recommendations for the Development Permit Board as to the parking requirements of the Hospital.

The Chairman advised that there is an inventory of inner city housing being done.

The City Manager advised that the Property Endowment Fund is intended for the purchase of property that will produce a viable return to the City.

(At this point the Chairman left the meeting and requested Alderman Kennedy to take the Chair)

Cont'd.....

Clause #5 continued

A discussion followed re the demolition of the Windermere Apartments and the Committee

RECOMMENDED:

- A. THAT the Greater Vancouver Regional Hospital District be allowed to proceed with the original plans to demolish the Windermere Apartments.
- B. THAT the verbal progress report of the Director of Planning be received.

(Alderman Kennedy wished to be recorded as opposed to Recommendation A.

Alderman Harcourt was absent.)

INFORMATION

6. List of Items Outstanding to the Committee

The Committee considered a list of items dated December 31, 1976 which were outstanding to the Standing Committee on Planning and Development (on file in the City Clerk's office). It was agreed that matters pertaining to transportation, traffic or parking would be transferred to the Standing Committee on Transportation and major items involving both the Planning and Development and Transportation Committees would be discussed at joint meetings.

RESOLVED:

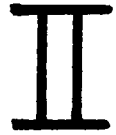
THAT the list of items outstanding to the Committee be received for information.

(During discussion of the foregoing, Alderman Harcourt resumed the Chair)

The meeting adjourned at 4.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 132

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES



JANUARY 20, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 20, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Submission by Neighbourhood Services Association

The Chairman had agreed to hear a submission by Neighbourhood Services Association in advance of consideration by the Committee of their grant request for 1977.

Appearing before the Committee this date were Mr. Cyril Francis, Chairman of Neighbourhood Services Association; Mr. Elmer Helm, Executive Director; and representatives of the various service units of the Association.

The representatives, with the aid of a slide presentation, gave a verbal submission on the activities and budget requirements for 1977 for the Association as outlined in their letter of January 10, 1977 (copy circulated).

It was noted the Association has applied for a grant of \$135,000.00 for the work of the six neighbourhood houses operated by the Association. Of this total amount, \$10,000.00 would go to the Mount Pleasant Neighbourhood House, \$18,344.00 would go to Frog Hollow Neighbourhood House, \$26,666.00 would go to Fraserview Neighbourhood Centre, and the remaining \$80,000.00 would cover costs of programs at Cedar Cottage Neighbourhood Services, Kitsilano Neighbourhood House and Gordon Neighbourhood House.

The representatives of the Association pointed out they received \$90,000.00 from the City last year and the extra \$45,000.00 applied for this year is to cover new programs the Association has taken on in the Hastings-Sunrise, Fraserview and Mount Pleasant areas. The representatives pointed out that the \$135,000.00 is Canada Assistance Plan sharable, and if C.A.P. sharing is approved, the actual cost to the City would be \$65,500.00.

The Association's representatives answered questions from the Committee, and the Social Planning Department advised that the 1977 Community Services grants report, including the grant to this organization, would be submitted in the early part of February.

Following discussion, it was

RECOMMENDED

THAT the verbal submission given this date by representatives of Neighbourhood Services Association be received.

INFORMATION AND RECOMMENDATION

2. Outstanding Matters for Community Services Committee

The Committee, at its meeting on January 13, 1977, completed a review of the first two pages of the lists of outstanding matters which will be forwarded to the Committee, and resolved to continue its review at the next meeting.

The Committee this date reviewed items listed on pages 3 and 4 (copy circulated) of the Community Services outstanding list as follows:

a) 26 Aug 1976 - New Central Hotel and Ferry Hotel

The Committee noted that Council approved the Committee's recommendation in December 1976 to purchase these buildings. The Director of Social Planning advised there will be a report forthcoming on the City's condition of purchase that the buildings be put in a reasonable state of repair to the satisfaction of the City.

b) 2 Sep 1976 - Chimo Terrace Wall Street Park

A representative of the Social Planning Department advised that sufficient funds will be available to develop the park, and the Park Board is currently working on designs. The City Manager suggested an application should be made for a one-third recreational facilities grant from the Provincial Government, and it was

RECOMMENDED

THAT the Social Planning Department would investigate the feasibility of acquiring funds for a recreational facilities grant and report back to the Community Services Committee.

c) 2 Sep 1976 - Carnegie Library - Social Planning to report in January 1977 on programing and proceeding with design phase, management of the facility and sources of operating funds.

The Director of Social Planning advised he will be attending a meeting in Victoria regarding a recreational facilities grant and that there will be a City staff meeting on the Carnegie Library during the last week of January. He indicated there would be a report in February regarding proceeding with the design phase. There was some discussion on the Library Board's involvement in the Carnegie Library with Committee member Alderman Ford advising the Library Board would not likely contribute financially for a branch library.

d) 21 Oct 1976 - Cordova Lodge - Supervisor of Properties was to report back on progress as necessary.

The Chairman of the Committee had asked for a progress report on the staffing and accommodation at Cordova Lodge for today's meeting and read a memorandum from the City Manager advising that there are now 28 residents and 10 staff on duty out of a City authorization for 19 staff. The Chairman asked why there are apparent delays in having this lodge fully staffed and filled to its capacity of 70 residents.

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the next meeting of the Committee on the staffing and accommodation of residents at the Cordova Lodge.

Clause No. 2 Continued

- e) 28 Oct 1976 - Committee seeks meeting with Minister of Municipal Affairs, B.C. Hydro and S.P.A.R.C. regarding refitting buses to accommodate disabled persons.

It was noted the City received a letter dated December 29, 1976 from the Municipal Affairs Minister stating his department is looking into this matter and will contact the City in the future.

Committee members felt that a meeting with B.C. Hydro and Municipal Affairs officials should be expedited, and following discussion, it was

RECOMMENDED

THAT the Director of Social Planning co-ordinate a meeting of the Community Services Committee with representatives of the Municipal Affairs Department, the Bureau of Transit, B.C. Hydro and S.P.A.R.C.

- f) 20 Oct 1976 - Libby Davies of Downtown Eastside Residents' Association and Oppenheimer Planning Committee complains of traffic hazards in Downtown East.

The Committee noted this matter was referred to the City Engineer for a report to the Committee, and it was agreed that the Clerk would inquire from the City Engineering Department when this report will be forthcoming.

- g) 27 Oct 1976 - Mr. G. Campbell and members of Strata No. 34 complain of day care centre at 7th and Arbutus.

The Committee noted this matter was referred to the Directors of Planning and Social Planning for a report, and the Clerk advised that Planning Department has indicated it is nearing completion of its portion of the report.

- h) 9 Nov 1976 - Committee requests further report from officials re citizens' complaints re Billy Bishop Legion.

The Clerk advised the Director of Environmental Health is nearing completion of a report on this matter.

- i) 29 Nov 1976 - Downtown Eastside Residents' Association grant request.

The Committee noted Social Planning will report on this application in its 1977 grants report in February.

During discussion, the Director of Social Planning pointed out that his department, in the past, has recommended a grant to this organization which, however, has been turned down by City Council. In view of Council's position, the department is placed in an invidious position if it chooses to recommend a grant.

It was agreed that the report on the Downtown Eastside Residents' Association's grant application could be brought forward for the Committee's consideration.

Clause No. 2 Continued

- j) 9 Dec 1976 - Boys' & Girls' Clubs of Greater Vancouver
request to purchase City land for expansion.

It was noted that Committee resolved on December 9, 1976 that the Chairman and Vice Chairman would appear before the Property Endowment Fund Board to discuss terms of the sale of land to this organization.

The Director of Social Planning advised that his department and the Planning Department are working on a new report on this matter and, therefore, it was agreed it would not be necessary for an appearance before the Property Endowment Fund Board.

It was agreed the Committee would continue to review the outstanding matters at future meetings.

INFORMATION3. Licensed Premises in the Downtown Area

At its meeting on January 13, 1977, the Committee requested that the map and report on licensed premises in the Downtown area, which were considered by the Committee on December 9, 1976, be brought forward for the information of the new Committee members.

The Committee had before it for consideration a clause from the minutes of the December 9, 1976 Community Services Committee meeting (copy circulated) and the map showing the location, type and seating capacity of licensed premises was posted on a display board.

During discussion, it was noted that licensed restaurants are included in the total seating capacity of 59,945 persons in the Downtown area. The Chairman pointed out that the City had been getting an increasing number of applications from restaurants to create new lounges within their premises where liquor only can be sold. These lounges may occupy no more than 25% of the total restaurant space. It was also pointed by the Chairman that the Committee had recommended approval of an application for a licensed lounge in an office building.

It was agreed that the Committee would review all future applications for licensed premises on their own individual merit.

RECOMMENDATION4. Emergency Services Implementation Committee

The Committee had before it for consideration a Manager's Report dated January 11, 1977 (copy circulated) in which the Director of Social Planning and the Chief Constable reported on progress toward improving the City's resources to provide emergency services at nighttime.

The report stated an Emergency Services Implementation Committee has been meeting since October 1976, and recommended that City Council formally recognize this committee.

Clause No. 4 Continued

Representatives of the Social Planning and Police Departments spoke to the Committee on this report, pointing out that at present only the Police and the Vancouver Resources Board provide any sort of nighttime services; that there is no nighttime psychiatric service.

It was noted during discussion that as a result of the Emergency Services Implementation Committee's work, a nighttime squad of persons available to answer emergency calls for psychiatric and social services has been operating on Friday and Saturday nights and that it would soon be operational seven nights a week.

It was noted the Provincial Alcohol and Drug Commission is not participating in the Emergency Services Implementation Committee, and it was agreed that the Social Planning Department should invite the Commission to participate.

Following discussion, it was

RECOMMENDED

- A. THAT City Council formally recognize the Emergency Services Implementation Committee and endorse its functions as described in the City Manager's report of January 11, 1977, and that progress reports from the Committee be made to the Community Services Committee of Council on a regular basis.
- B. THAT the Provincial Alcohol & Drug Commission be invited to participate in the Emergency Services Implementation Committee.

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 132

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 27, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 27, 1977 at approximately 1.35 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil (Items 2 and 3)

CLERK TO THE
COMMITTEE : M.L. Cross

INFORMATION

1. Government Assisted Housing : 1976 Summary

The Committee considered a report dated January 20, 1977 (on file in the City Clerk's Office) which the City Manager submitted for the information of the Committee. In the report the Director of Planning summarizes Government assisted housing activities in the City of Vancouver, providing information on

- (a) Units built by Governments and various non-profit housing societies using funding available from the National Housing Act "aid to low income groups" provisions.
- (b) Units built by private enterprise using Assisted Rental Programme provisions of the National Housing Act to stimulate construction of new rental accommodation and units sold through the Assisted Home Ownership Programme.

RESOLVED

THAT the report of the City Manager dated January 20, 1977 be received.

RECOMMENDATION

2. City-Owned Lands Located West of Hawks Avenue between Prior Street and Malkin Avenue

The Committee considered a report of the City Manager dated January 11, 1977 (copy circulated) in which the Director of Planning outlined various land use alternatives for Portion D of the City-owned lands located West of Hawks Avenue between Prior Street and Malkin Avenue.

Cont'd.....

Clause No. 2 continued:

Mr. R. Youngberg, Associate Director, Area Planning advised that the Property Endowment Fund Board had requested the Planning Department to provide a status report on the above City-owned properties to the Standing Committee on Planning and Development. On March 18, 1976, the Committee considered the status report and recommended that the Director of Planning meet with representatives of the Strathcona Property Owners and Tenants Association to discuss development of the land indicated as Portion D and report back. The Planning Department met with representatives of the Strathcona Property Owners and Tenants Association and developed four alternative land-use proposals, in order of priority suggested by the Strathcona residents.

Alternative A - designate entire 3.37 acre Portion D for park purposes.

Alternative B - designate westerly 1 acre of Portion D for industrial use and the easterly 2.37 acres for park use.

Alternative C - designate westerly 1 acre of Portion D for industrial use and the easterly 2.37 acres for park plus a closed Hawks Avenue to be added to the park --- with an exchange of the westerly 1 acre designated park with 1 acre in the South-East corner of the Strathcona Park thereby providing all of Portion D for park and 1 acre in Strathcona Park to be marketed for industrial use.

Alternative D - designate all of Portion D for low/moderate income, moderate density family housing.

In September 1976, the Parks Board considered the four development options for Portion D and resolved that Council designate the entire 3.37 acres for park purposes and place it in park reserve for future payment by the Board to the City.

The Director of Social Planning suggested a further alternative - designation of the entire 3.37 acres of Portion D for park purposes with no street closure and the sale of up to 3.37 acres of land in the South-East corner of Strathcona Park for industrial use.

The City Manager recommended :

- " 1. That no additional acreage south of Prior Street be dedicated for park purposes.
2. That the 3.37 acres of "Portion D" be utilized for industrial purposes, unless an agreement can be reached with the Park Board for an exchange of lands.
3. That the Supervisor of Properties and Director of Planning report back on discussions with the Park Board and S.P.O.T.A. as to the possibility of the 3.37 acres of "Portion D" being dedicated as park in exchange for 3.37 acres of the southeast corner of Strathcona Park being sold for industrial purposes.

Cont'd.....

Clause No. 2 continued:

4. That such discussions also explore additional exchanges of lands to create more industrial land south of Prior in exchange for park sites north of Prior.
5. That Hawks Avenue be retained as a City Street although it could be closed at one end on a temporary basis if this were found desirable."

Mrs. B. Lee, President of the Strathcona Property Owners and Tenants Association distributed copies of a letter to the Chairman dated January 26, 1977 (copy circulated) in which the Association expressed concern that the recommendations of the report pay little attention to Strathcona's need for park and the Association's objection to the land being sold for industrial use. S.P.O.T.A. requested the Committee to defer consideration of the Manager's Report until the Association has an opportunity to bring the issue and other important concerns to the attention of the Council.

A member of the Committee noted that the South-East corner of the Strathcona Park contained a fully developed field hockey pitch, well utilised by residents from the whole of Vancouver, not just the Strathcona community. It was suggested that as there are still a number of unknowns in the area i.e. whether the Indian Friendship Centre Society will be proceeding, the 3.37 acres should be put into park reserve.

Mr. S. Kripps, Park Board, stated that it would cost a minimum of \$60,000 to relocate the existing field hockey pitch.

Mr. W. Curtis, City Engineer, recommended against the closure of Hawks Avenue as there would be a loss of some convenient on-street parking South of Prior Street that would be shifted into the Strathcona area. B.C. Hydro and B.C. Telephone have utilities on Hawks Avenue for servicing the industrial area to the South which would have to be relocated if the street were closed. Hawks Avenue will be needed to serve the growing industrial area as the closest alternative access routes are five blocks away in either direction.

A resident of the Strathcona area stated that most of the trucks enter the industrial area from the West using Prior/Malkin and Raymur in the East. Very few of them use Hawks Avenue. Ms. J. Lee of S.P.O.T.A. stated that several years ago the Association suggested that Malkin Avenue be upgraded, extended to the West and East and connected to the Great Northern Cut. Mr. Curtis advised that this had been proposed to Council but was not approved.

Mr. R. Spaxman, Director of Planning, stated that the problem with looking at issues on a block-by-block basis rather than a wider context is that it is difficult to determine which issue has priority - in this case, is it the people who live in the area, the need for industrial land or the truck access that is needed to serve the industrial area. All of the problems should be looked at on a broader scale to see how they are inter-related.

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 January 27, 1977

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Clause No. 2 continued:

The Committee

RECOMMENDED

THAT consideration of the report of the City Manager dated January 11, 1977 be deferred until representatives of the Strathcona Property Owners and Tenants Association appear as a delegation before Council.

(NOTE FROM CLERK: If Council approves the above recommendation of the Committee, arrangements will be made for representatives of S.P.O.T.A. to appear as a delegation on February 15, 1977.)

3. Proposed Amendment to the Agreement Dealing with the Development of the Salish Subdivision in the Musqueam Indian Reserve

At its meeting on January 20, 1977 the Committee formed a Sub-committee composed of Ald. Brown, representatives of the Salish Park Residents Association and members of the Musqueam Indian Band to make recommendations to the Standing Committee on a satisfactory agreement with respect to the recreational facilities and park questions, prior to any approval of the application to amend the Agreement.

Present for the discussion were Mr. R. Guerin and Councillors of the Musqueam Indian Band and Dr. M. Quick, Dr. W. Morgan and Mr. K. Benson of the Salish Park Residents Committee.

On behalf of the Sub-committee, Ald. Brown advised that all members of the Sub-committee agreed that the park would be under the jurisdiction of the Musqueam Recreation Commission who would develop the playing fields. The Park Board would possibly construct three tennis courts and a children's playground in the area. The following recommendation of the Sub-committee was submitted:

"The Agreement would be amended on the understanding that:

1. Free access to and use of the park facility shall be available to all residents of Musqueam and Salish Subdivisions.
2. Vancouver citizens shall have access to the park facility for mutually organized sports activities.
3. The facility shall be under the jurisdiction of the Musqueam Recreation Commission, expanded to include representatives of the residents of Salish Park and one representative of the Vancouver Park Board."

A member of the Committee did not agree with the above recommendations as they do not state who is to pay for the development of the park facility and when it is to be developed. If the facility is to be developed over a period of time, the Band will come back to Council for funds. Free access to and use of the park facilities for the residents of the Musqueam and Salish Sub-divisions does not resolve the fact that the park reserve

Cont'd...

Clause No. 3 continued:

should be available to all citizens of Vancouver.

Ald. Puil put forward the following amendment:

"The facility shall be under the jurisdiction of and at the expense of the Musqueam Recreation Commission...."

The motion was defeated with Ald. Brown, Gibson, Harcourt and Kennedy opposed.

Ald. Brown stated that the Park Board would be unable to allocate development funds to the park facility as it would not be a Vancouver public park.

Dr. Morgan discussed various street improvements and further access requirements for the Sub-division. It was agreed that the City Engineer would report these matters to the Standing Committee on Transportation.

Ald. Brown advised that the Sub-committee had also agreed that an overall planning committee should be formed to make recommendations on the overall development plans of the Musqueam Indian Band for the entire Musqueam area.

The Chairman pointed out that Council, on January 11, 1977, referred the recommendations of the City Manager contained in his report dated January 7, 1977 (on file in the City Clerk's Office) with respect to amending the Agreement to the Planning and Development Committee for discussion with representatives of the Band with particular reference to the nature and development of the park. The Committee considered the recommendation and

RECOMMENDED

- A. THAT the agreement between the City and the Musqueam Indian Band be changed to allow development of Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan 143411, under the (RM-1) Multiple Dwelling District, except that the height of the apartment buildings may be permitted to 7 storeys plus underground parking facilities, on the understanding that:
 - (i) Free access to and use of the park facility shall be available to all residents of Musqueam and Salish Subdivisions.
 - (ii) Vancouver citizens shall have access to the park facility for mutually organized sports activities..
 - (iii) The facility shall be under the jurisdiction of the Musqueam Recreation Commission, expanded to include representatives of the residents of Salish Park and one representative of the Vancouver Park Board.
- B. THAT the form of development is not to be materially different than that shown on the drawings submitted, which are identified as sheets "SK1-SK13 by Hamilton Doyle and Associates, Architects" and dated April 15th, 1976 (on file in the Planning Department).

Report to Council
Standing Committee of Council
on Planning and Development
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Page 6

Clause No. 3 continued:

- C. THAT the scheme of subdivision be to the satisfaction of the Director of Planning, who shall be permitted to relax the setbacks between buildings and proposed lot lines where deemed necessary and the Director of Legal Services be authorized to amend the July 4, 1970 agreement between the City and Crown Federal to reflect any such change.
- D. THAT the Director of Legal Services be instructed to initiate the required changes in the agreement with the Federal Government and the Band including the changes in height and those changes resulting from the resubdivision of November, 1973.
- E. THAT a Musqueam Overall Planning Committee, consisting of representatives of the Musqueam Indian Band Chief and Council, residents of non-Band groups (Salish Park and Musqueam Subdivisions) City Council and appropriate civic staff, be formed to discuss and make recommendations on the overall development plans of the Musqueam Indian Band for the entire Musqueam area.
- F. THAT the City Engineer be requested to discuss any local traffic matters or requests for further access to the Sub-division with the Salish Park Residents Committee for report to the Standing Committee on Transportation.

The meeting adjourned at approximately 3.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 133

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

JANUARY 27, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 27, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari (Clauses 4 to 7)

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of January 13, 1977 were adopted.

INFORMATION

1. Requests for Surplus Furniture from Non-Profit Organizations

The Committee had before it for information a Manager's Report dated January 13, 1977 (copy circulated) in which the Director of Social Planning reported that during 1976 24 non-profit organizations were supplied with surplus used furniture at 10% of the appraised value or \$10.00 as per a City Council resolution of April 4, 1974.

Total appraised value of the items supplied to the organizations in 1976 was \$8339.00 for which the organizations paid a price of \$910.30.

The Director of Social Planning appeared before the Committee on this matter and pointed out that should any of these organizations, which have received surplus City-owned furniture, cease to operate, the furniture is returned to the City.

Following discussion, it was

RESOLVED

THAT the Manager's Report dated January 13, 1977 be received.

INFORMATION AND RECOMMENDATION

2. Lodging House By-law Enforcement

The Committee had before it for consideration a Manager's Report dated January 14, 1977 (copy circulated) in which the Medical Health Officer gave a progress report on the status of three downtown eastside area rooming houses which the owners had indicated last year would be closed on January 1, 1977.

The Director of Environmental Health appeared before the Committee on this matter and reported that one of the premises, located at 56 East Cordova Street, has been improved by the owners considerably and is now in good condition.

Premises at 634 Main Street are continuing to operate on 30-day interim permits while repairs are in progress.

Clause No. 2 Continued

It was reported there has been some improvement to the premises at 630 Alexander Street.

A representative of a co-owner of 630 Alexander Street appeared before the Committee and explained the operators have been experiencing difficulty in meeting Health Department's standards since a janitor resigned his job. The spokesman indicated the owners had been unable to find a new janitor.

During discussion of this report, it was suggested that members of the Committee make a tour of rooming houses in the downtown eastside area.

Following discussion, it was

RESOLVED

- A. THAT the Director of Environmental Health and the Health Inspector in the downtown eastside area discuss with the co-owner of 630 Alexander Street what measures must be taken to ensure the premises complies with Health Department's standards.
- B. THAT the Director of Environmental Health arrange a tour for the Community Services Committee of approximately twelve downtown eastside area rooming houses.

and it was

RECOMMENDED

THAT the Manager's Report dated January 14, 1977, be received, and that the City Manager be requested to submit a further progress report in one month on the status of 630 Alexander Street and 634 Main Street.

RECOMMENDATION

3. Minimum Heat By-law

The Committee had before it for consideration a Manager's Report dated January 14, 1977 (copy circulated) in which the Medical Health Officer commented on a letter dated December 10, 1976 from the Federal Office of Energy Conservation (copy circulated) which asked the City to consider amending its Minimum Heat By-law to read 68°F and 63°F rather than the existing 70°F and 65°F.

The Director of Environmental Health appeared before the Committee on this matter and pointed out that even though the existing by-law requires a minimum temperature of 70°F during the day, many premises only provide 65°F, and that any lowering in the minimum temperature requirements would likely bring a reduction in the actual degree of heat provided.

The Director of Environmental Health added the present requirements are minimal and stated the Health Department strongly recommends the existing Minimum Heat By-law not be lowered.

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the Federal Office of Energy Conservation be advised that the City is not prepared to lower its Minimum Heat By-law as the City Health Department feels the existing temperature requirements are minimal for the health and comfort of tenants in rented accommodation.

4. Complaint re Tax Buying Agency

The Committee, at its meeting on January 13, 1977, served notice it would accept complaints from the public regarding the current practices of income tax buying companies.

The Committee had before it for consideration a letter dated January 18, 1977 from the Downtown Eastside Residents' Association (copy circulated) which reported on the experience of a Mr. Lyle Torgeson at Basmar Tax Services, 56 East Hastings Street.

Representatives of the Downtown Eastside Residents' Association appeared with Mr. Torgeson before the Committee on this matter. The Committee was reminded that the City Council, last year, following a recommendation from the Community Services Committee, had enacted a by-law which set a limit on the amount of income tax return a tax buying company could charge a client who sold his income tax return. That limit is 15% of the amount of income tax return.

Mr. Torgeson reiterated to the Committee the story outlined in the Downtown Eastside Residents' Association's letter of January 18, 1977, pointing out that he had received only \$55.00 of the \$100.00 Renters' Resources grant.

During discussion of this matter, the opinion was expressed by the Committee that income tax buying companies are violating the intent of the City by-law by obtaining a profit of more than 15%.

It was noted that tax buying companies located within the boundaries of the City of Vancouver are in fact acting as agents or brokers for offices located outside the City boundaries.

The City License Inspector appeared before the Committee and explained that the tax buying companies operating in the City of Vancouver are currently being required by the Department of Permits and Licenses to obtain two licenses - a broker's license and an accounting license, and it was noted by the Committee that the present method of operation involves a transaction of a security which possibly could be in violation of the Provincial Securities Act.

The Chairman advised that he has requested information from the B.C. Securities Commission regarding this method of operation.

It was agreed the Director of Legal Services would investigate the current method of operation under the Securities Act.

It was the opinion of the Committee that the tax buying companies, by acting as brokers, are parties to an arrangement to circumvent the intent of the City's tax buyers regulation by-law and consideration was given to cancelling or suspending the licenses of businesses which are acting as agents for tax buying companies.

Clause No. 4 Continued

It was suggested during discussion that the City's representatives on the Greater Vancouver Regional District could suggest all G.V.R.D. member municipalities enact similar by-laws to regulate tax buying companies.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Permits & Licenses report to the Community Services Committee on the present business procedures of the tax buying companies located in the City of Vancouver.
- B. THAT City Council request the Provincial Government to make, by legislation or regulation, the Renters' Resources Grant non-transferable.
- C. THAT the operator of Basmar Tax Services, 56 East Hastings Street, be requested to appear before Vancouver City Council to show cause why his business licenses should not be suspended.

5. Cordova Lodge

The Committee, at its meeting on January 20, 1977, requested a report be prepared on the staffing and accommodation level at Cordova Lodge.

The Committee had before it for information a report dated January 25, 1977 (copy circulated) from the City Manager which outlined the current status of filling the 19 positions authorized by Council for Cordova Lodge. The report also provided a status report on tenancy at Cordova Lodge.

There was a wide-ranging discussion on this matter involving representatives of the Properties Office, the Personnel Department and Cordova Lodge staff.

It was noted during discussion that the number of tenants housed in Cordova Lodge cannot be increased to its maximum of 70 persons until the full staff complement of 19 persons is on duty.

At present there are 5 supervisors and 5 adult care workers on duty, and it was indicated the full staff complement of 19 persons should be appointed by the end of February.

It was estimated it would be another two months until the total of 70 persons could be housed in the facility.

Following discussion, it was

RECOMMENDED

- A. THAT the Manager's Report dated January 25, 1977, be received.
- B. THAT the City Manager report to the Community Services Committee at the end of February 1977 on the staffing of Cordova Lodge and at the end of April on the tenancy at Cordova Lodge.

INFORMATION

6. Outstanding Matters for Community Services Committee

The Committee, at its meeting on January 20, 1977, had completed a review of the first four pages of the outstanding matters which will be coming to the Committee.

The Committee continued its review of outstanding matters this date with brief discussion on the items listed in the attached list of matters which were previously outstanding to last year's Standing Committee on Housing.

The following were noted:

- a) Discussion with Minister of Housing regarding rental assistance for handicapped

The Committee requested additional details on the background of this matter.

- b) Building owners organizations invited to discuss construction costs of compliance with City by-laws

The Clerk advised that the organizations would be appearing as delegations before Council.

- c) Report on equipment and staff requirements re Noise By-law enforcement

The Committee was advised by the City Manager a report on this matter will be presented Council in the very near future.

- d) Equitable sharing of the 12% allowable rent increases for renovations

The Committee requested further details on this matter.

- e) Housing registry and relocation services funding (Red Door and Y.W.C.A.)

It was noted the Director of Social Planning is working on a report on this matter. It was suggested by the Director of Social Planning that the Committee should request the Deputy Ministers of Housing and Human Resources to meet with the Committee to discuss financing of these housing registry and relocation agencies, and it was agreed that the Chairman would sign letters inviting them to meet with the Committee.

RECOMMENDATION

7. Community Hearings by the Legal Services Commission

The Committee had before it for consideration a letter from Mr. Ian Waddell, Counsel to the Provincial Legal Services Commission, (copy circulated) which asked that the City consider presenting a brief to the Legal Services Commission's downtown hearing scheduled for April 4, 1977.

Mr. Waddell appeared before the Committee on this matter and advised that the Commission would be interested in hearing the opinion of the City of Vancouver regarding the provision of legal services to the general public.

Clause No. 7 Continued

During discussion, it was suggested that the Police and other City Departments be invited to attend a future meeting of the Committee to determine what the City might include in a brief to the Legal Services Commission.

Following discussion, it was

RECOMMENDED

THAT the City of Vancouver present a brief to the April 4, 1977 hearing of the Legal Services Commission, and that the Police and other City Departments be invited to appear before the Community Services Committee to consider the contents of the brief.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 133-134

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

January 27, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, January 27, 1977, at 3:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

CLERK TO THE
COMMITTEE: J. Thomas

The Minutes of the meeting of January 12, 1977, were adopted.

RECOMMENDATION:

1. Vehicles for Hire Board Discontinuation

The Chairman made reference to a resolution of City Council at its January 25, 1977, meeting approving the discontinuation of the Vehicles for Hire Board and directing that all matters previously dealt with by the Board be referred to the Standing Committee on Transportation. Alderman Rankin had served as Chairman of the Vehicles for Hire Board for many years and was familiar with the specialised nature of its activities and therefore Alderman Kennedy suggested it would be appropriate for Alderman Rankin to head a sub-committee with selected officials to deal with activities formerly dealt with by the Vehicles for Hire Board and report to the Standing Committee. Alderman Rankin indicated he would be prepared to accept the appointment.

It was

RECOMMENDED,

THAT a sub-committee comprised of Alderman Rankin as chairman and appropriate officials to be selected in consultation with the City Manager, be appointed to deal with activities formerly assumed by the Vehicles for Hire Board.

2. Aerobus Transportation System

The Committee had for consideration a Manager's Report dated January 17, 1977, (circulated) in which the City Engineer reported on a preliminary assessment of the Aerobus transit system presented to the Committee at its meeting on January 12, 1977, by Mr. F. Bernard.

The report discussed the system, outlined the advantages and disadvantages and concluded the system, as presently designed, was probably inadequate for the purposes visualized by the City and Regional District. If the difficulties noted could be overcome by redesign, the utility of the system could be considerably improved. However, the inflexibility of not being able to vary the number of cars seemed a very difficult engineering problem. B.C. Hydro and the Engineering Department were evaluating the system and further design information was expected from the proposers.

The Engineer advised other cities in the United States were being contacted for their evaluation of the system and their conclusions on the problems noted. When more information was available, there would be a further report to the Committee.

In response to questions, the City Engineer felt the system would be particularly suited to crossing bodies of water and also traversing overhead on bridges such as the Lions Gate and the Arthur Laing, however, a great deal of research still had to be carried out before the system could be established in an urban setting.

Cont'd . . .

Standing Committee of Council
on Transportation
January 27, 1977

2

Clause 2 Cont'd

Aesthetic values, wind factors and speed maximums were discussed and some members of the Committee felt the Aerobus, while presenting an innovative, inexpensive method of transportation still remained largely unproven and the City should place greater emphasis on other priorities, such as the development of a light rapid transit system for Greater Vancouver. The Chairman pointed out B.C. Hydro was sharing the results of its technical studies with the City and the Provincial Minister of Transport was interested in the application of the Aerobus system. He urged the Committee keep an open mind on the matter.

It was

RECOMMENDED,

- A. THAT the City Engineer be instructed to continue discussions with B.C. Hydro and report back to the Committee when the B.C. Hydro evaluation of the Aerobus system has been completed.
- B. THAT the Manager's Report dated January 17, 1977, be received for information.

3. City Engineer's Report

The Committee considered an oral report submitted by the City Engineer commenting on the following issues scheduled for report to the Committee during 1977:

- Stanley Park Causeway
- Bus Shelter Program
- North and South Kent Avenue
- Access Ramps - Arthur Laing Bridge
- Great Northern Cut - Truck Route
- Robson Street Study
- Waterfront Access
- Ring Road Concept
- Boundary Road

The City Engineer also advised a number of issues formerly dealt with by the now defunct Official Traffic Commission, including parking reports on Robson Street, Chinatown, and Gastown, were also in preparation stages for presentation to the Committee.

Present during discussion on the bus shelter program were representatives of the following companies: Seaboard Advertising, Transad Ltd., City Bench Co., Goodwill Advertising Ltd., Bustop Advertising. In response to a question from the Seaboard representative, the City Engineer advised a detailed report being prepared for Council's consideration in mid-February would deal with a number of proposals from various individuals and companies which differed in many respects in regard to the number of bus shelters proposed, type and extent of advertising possible, revenue sharing with the City and costs to be incurred by the City.

It was

RECOMMENDED,

THAT the oral report of the City Engineer be received for information.

Cont'd . . .

Standing Committee of Council
on Transportation

January 27, 1977 3

4. Park Drive - Granville to Oak

The Committee had for consideration a Manager's Report dated January 19, 1977, (circulated) in which the City Engineer reported on a request that the City undertake the paving and curbing of Park Drive, contained in a brief to Council dated November 2, 1976, from Mr. K.W. Ridley, a resident of Park Drive.

The City Engineer reported Park Drive had been designated and operated as an arterial street for many years and was currently carrying daily traffic volumes of 8,900 vehicles. Improvements had been included in previous Five-Year Plans but Park Drive's priority had continually fallen below available funding. The road improvements had been again included in the recently approved Five-Year Plan but tentative scheduling suggested the project would not be put forward until 1981. The City Engineer therefore recommended the best option for early implementation of the paving and curbing of Park Drive would be by local improvement petition procedure initiated by the residents.

The City Engineer's recommendation was refuted by Mr. Ridley who addressed the Committee and contended improvements to arterial streets were the responsibility of the City, not the local residents. To require local improvement petition procedure was an injustice to residents who already had to cope with the high level of noise and pollution from an arterial street in a residential neighbourhood.

Members of the Committee referred to a large amount of correspondence received from residents over a period of several years and it was the consensus that the improvements be initiated by the City as soon as possible.

It was

RECOMMENDED,

THAT the City initiate the paving and curbing of Park Drive as a priority project.

5. Proposed Cul-de-sac on 72nd Avenue
East of Granville Street

In a Manager's Report dated January 13, 1977, (circulated) the City Engineer commented on traffic conditions at the intersection of Granville Street and 72nd Avenue and recommended in order to reduce the accident potential at the intersection a cul-de-sac be constructed on 72nd Avenue immediately east of Granville Street at a cost of \$7,500.

Traffic studies conducted in the area earlier this year in response to a request for a pedestrian crossing revealed traffic speeds off the ramp of the Arthur Laing Bridge approaching the 72nd intersection from the south averaged 35-37 m.p.h. Adding to the traffic hazard were substandard sight distances in the area and an office building on the south-east corner of 72nd Avenue.

RECOMMENDED,

THAT a cul-de-sac be constructed on 72nd Avenue immediately east of Granville Street and funds for the work be appropriated from Street Capital Account 148/7929.

The meeting adjourned at approximately 4:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 134

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

VI

January 27, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, January 27, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Community Music School of Greater Vancouver -
Request for Increased Civic Grant

The Community Music School requested that this matter be deferred for two weeks, and it was

RECOMMENDED

THAT this matter be deferred for two weeks.

2. Sculpture Society of British Columbia -
Commissioning of a Major Piece of Sculpture

The Committee considered a letter dated January 10, 1977 from the Sculpture Society of B.C. requesting that the City allocate a sum of money for the purpose of commissioning a major piece of sculpture to be located in a park, town square, etc. The Society distributed copies of a catalogue displaying works for sale.

It was requested that the material be left with members of the Committee for review and be placed on the agenda again if a member of the Committee so requested.

Following further discussion it was

RECOMMENDED

THAT the letter from the Sculpture Society of B.C. be received.

3. Ice Skating Instruction at Britannia

The Committee considered a Manager's report dated January 17, 1977 (copy circulated) wherein the Director of Finance and Director of Social Planning reported on the ice skating program at Britannia.

Cont'd . . .

Standing Committee of Council 2
 on Finance and Administration
 January 27, 1977

Clause #3 continued:

It was noted that in 1976 Council approved \$5,120 for the Learn to Skate program at Britannia and continuation subject to review by the Director of Finance and Director of Social Planning for report back to Council.

Representatives of the Britannia Community Services Centre reported that the program has been very successful and they wish to continue it as a regular feature. In the past it was on a grant basis but the Britannia Board of Management and the Park Board request that the program be incorporated into the regular operating budget of the Ice Rink Division. The program has been highly productive to the residents of the community. It has given skills, introduced residents to public skating, and contributed to the public skating program offered and revenues derived.

It was felt the program could be considered in the regular budget process and, following further discussion it was

RECOMMENDED

THAT the report be received and the program be dealt with in the ordinary budget process.

4. Review of Park Board N.N.R. Budget

The Committee considered a Manager's report dated January 13, 1977 (copy circulated) wherein the Superintendent of Parks reported on the Review of the Park Board N.N.R. Budget.

It was noted that during the 1976 budget review considerable discussion took place regarding the Park Board's estimates for New and Non-Annual-Recurring items (N.N.R.), particularly noting that a considerable number of projects submitted should be more appropriately placed in the Basic Budget estimates. Council, as a result, passed the following motion at its meeting of April 13, 1976:

"That the establishment of a suitable Maintenance Budget with the intent to include N.N.R.'s within that Budget be referred to the City Manager in consultation with the Director of Finance and the Superintendent of Parks to report to Council."

The review was completed by City and Park Board staff after analysing the Park Board's approved N.N.R. budgets for the last three years and is outlined in the Manager's report.

The Superintendent of Parks reported as follows concerning Income Operations:

"The foregoing review does not include Income Operations. Council on April 6, 1976, resolved that:

'Capital improvements formerly funded from profits of Income Operations to be considered as New and Non-Annual-Recurring items to be proceeded with upon the passing of the annual budget. The budgeted total of such projects shall be determined by the profit figures of the immediately preceding year after meeting the budgeted revenue requirement in that preceding year ...'

The Park Board will continue to submit budget estimates for Income Operations in accordance with the foregoing resolution."

The Committee discussed the review of the Park Board N.N.R. Budget and it was

Cont'd . . .

Clause #4 continued:

RECOMMENDED

- A. THAT the Park Board 1977 budget structure be approved as outlined in the Manager's report to allow the maintenance items as stated to be included in the basic budget with a resulting increase for 1977 of \$276,685 in the basic maintenance and operating budget and a like reduction in 1977 N.N.R. requests.
- B. THAT the Park Board be allowed to commence these maintenance works prior to approval of the 1977 budget.
- C. THAT the funding of N.N.R. items for Income Operations remain unchanged per Council's resolution of April 6, 1976.
- D. THAT the Park Board discuss with the Finance Committee capital expenditures funded from Income Operations at a future meeting.

5. Vancouver Symphony Society - Grant Request - Orpheum Theatre Opening

The Committee considered a brief dated January 24, 1977 from the Vancouver Symphony Society wherein they propose a cost-sharing arrangement for publicity and promotion expenses in connection with the opening of the Orpheum Theatre as follows:

Province of British Columbia	\$ 5,000
Private Sponsorship	\$ 7,000
Total	<u>\$12,000</u>
* City of Vancouver	\$12,000
Total	<u>\$24,000</u>

*This amount does not include the cost of purchasing programmes for the City's civic opening.

Representatives of the Vancouver Symphony Society reported that they had received a \$5,000 matching grant from the Province based on a report in the newspaper that the City Council had approved a \$5,000 grant for the opening of the Orpheum Theatre. However, the \$5,000 was for the Civic portion of the theatre opening and not a grant to the Vancouver Symphony Society.

It was noted that the City will pay the Vancouver Symphony Society \$2,500 towards printing the program and photography. It was felt that this amount could be increased to \$5,000 so that the grant from the Provincial Government would not be jeopardized.

Following further discussion it was

RECOMMENDED

THAT the City approve a grant of \$2,500 to the Vancouver Symphony Society in addition to the \$2,500 allocated to the Theatre Manager to purchase programs and photography from the Vancouver Symphony Society in connection with the opening of the Orpheum Theatre.

(Alderman Puil opposed).

6. Federal Employment Programs - Canada Works and Young Canada Works, Summer 1977

On January 25, 1977 City Council considered a Manager's report dated January 21, 1977 on Federal Employment Programs - Canada Works and Young Canada Works, Summer 1977, and passed the following motion:

Standing Committee of Council 4
 on Finance and Administration
 January 27, 1977

Clause #6 continued:

"THAT the City participate in Phase I of Canada Works and Young Canada Works programs;

FURTHER THAT the Standing Committee on Finance and Administration be authorized to review proposals from departments and Boards and to approve submission of applications to Canada Manpower up to a maximum of \$200,000."

The Committee considered 15 projects in the Young Canada Works and 31 projects in Canada Works plus a payroll clerk for the programs of which the City's share totalled \$200,000.

The Director of Social Planning requested the Committee to consider renovation of the Carnegie Building under the Canada Works Program, the City's share of \$47,350 to come from Supplementary Capital funds already approved by Council for renovation of the Carnegie Building.

The Health Department withdrew their creativity project in the amount of \$44,191 from the Canada Works program.

The Committee established priorities for each project as follows:

YOUNG CANADA WORKS:

Priority No. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
City Clerk's-Archives	Pacific Press & Library	\$ 2,450
	Visual Heritage Restoration	3,008
Permits & Licenses	License Survey Task Force	1,965
Library	Library Up Date	1,081
Park Board	Park Planning Research	NIL
	Recreation Education "RECEN"	NIL
	Communipaction	2,870
	Discovery '77	1,450
	Drama Workshop Mobile	928
	Sports for the Handicapped	1,460
	Out Trip '77	250
Engineering	Prep. Records System	5,548
	Conversion	
	Historic Map/Record Review	5,185
	Landscaping City Yard	2,619
		<u>\$28,814</u>

Priority No. 3

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Planning	Survey & Research	\$ 6,720

CANADA WORKS:

Priority No. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Planning	Vancouver Housing Needs	\$ 15,678
	Study	
Health	Project "Assist"	10,171
	Management Information System	6,240
Library	Our Library Today	2,216

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 on Finance and Administration
 January 27, 1977

Clause #6 continued:

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Park Board	Playing Field Improvements -	\$125,962
	City Wide (Reduced)	
	Facility Data Bank	NIL
	Sunset Beach/English Bay	NIL
	Stanley Park Seawall	NIL
	Touch	NIL
Engineering	Watermain Cleaning	8,719
		<u>\$168,986</u>
Payroll Clerk		2,200
		<u>\$171,186</u>

Priority No. 2

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Planning	Vancouver Building Outline	\$ 14,703
Park Board	Jericho	89,214
	Langara Golf Course	51,382
Engineering	Street Inventory/Soil	7,343
	Resistivity	
	Sewers Root Proofing	85,444
		<u>\$248,086</u>

Priority No. 3

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Park Board	Playing Field Improvements	
	- City Wide (Balance)	\$ 33,326
	New Brighton Park	105,989
	Wall Street Park	39,246
	Templeton Park	55,014
	Falaise Park	55,014
	Kingcrest Park	53,742
	General Brock Park	39,246
	Stanley Park/Lost Lagoon	91,402
	Stanley Park/Forest	83,494
	Vanier/Hadden/Kitsilano	108,764
	Van Dusen	72,697
	Marine Drive Foreshore	78,649
	Musqueam Park	49,373
	Champlain Heights	110,039
	McCleery	75,749
	Handbook - Leisure Time	NIL
		<u>\$1,051,744</u>

Following further discussion it was

RECOMMENDED

- A. THAT all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Canada Works and Young Canada Works Program for 1977, and all projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under Priority No. 1 that do not receive Federal approval.
- B. THAT the City Manager be authorized to establish priority among projects submitted if requested during the Federal review process.
- C. THAT the Assistant City Engineer, Departmental Services and Sewers, be authorized to sign applications and contracts on behalf of the City and to make minor adjustments to projects, including amending one or more applications to incorporate the Payroll Clerk.

Cont'd . . .

Standing Committee of Council 6
 on Finance and Administration
 January 27, 1977

Clause #6 continued:

- D. THAT the Carnegie Building be approved for submission under the Canada Works Program, the source for the City's share of funding in the amount of \$47,350 be the Supplementary Capital Budget approved by Council for renovation of the Carnegie Building.

NOTE: Detailed information on the above projects are on file in the City Clerk's Office.

7. Satellite School Recreation Program

The Committee considered a Manager's report dated November 22, 1976 (copy circulated) wherein the Superintendent of Parks reported on a Satellite School Recreation Program in the Hastings East area of Vancouver. The Superintendent of Parks requested that the Park Board be allowed to re-allocate funds from their 1977 playground budget to allow the program to continue into 1977.

The Director of Finance questioned the Park Board's request for re-allocation of funds prior to approval of the 1977 budget.

The Committee felt the Park Board should be allowed to re-allocate their funds but should have requested advance approval of funds from the 1977 playground budget.

Following discussion it was

RECOMMENDED

- A. THAT the Hastings Satellite Recreation Programs be approved and the Park Board be allowed to re-allocate \$7,140 from their 1977 playground budget to finance the programs at no increased cost to the City.
- B. THAT re-allocation approval be given in advance to ensure continuation of the program uninterrupted into 1977.

8. Champlain Heights - Marketing Policy

The Committee considered a Manager's report dated January 18, 1977 (copy circulated) wherein the Project Manager reported on marketing policy for land in Areas E and F, Champlain Heights.

The Committee also considered a letter dated January 27, 1977 from the Champlain Heights Planning Advisory Committee requesting that consideration of the Manager's report be postponed to give them an opportunity to review the report and extend comment on the the subject.

The Mayor stated that a report reference should be presented on the whole matter so that new Members of Council are fully informed on the development of Champlain Heights.

Following further discussion it was

RECOMMENDED

THAT the Manager's report be referred to the next meeting of Council at which time a delegation from the Champlain Heights Planning Advisory Committee be heard.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE 135

REPORT TO COUNCIL

VII

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

January 27, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in Rooms L2 and L3 (Library) Britannia Community Services Centre, 1661 Napier St., Vancouver, B.C., on Thursday, January 27, 1977 at approximately 7.40 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Puil

ABSENT : Alderman Gibson
Alderman Kennedy

ALSO PRESENT: Alderman Bellamy
Alderman Ford
Alderman Gerard

COMMITTEE CLERK: M.L. Cross

RECOMMENDATION

1. Grandview Woodland Area Planning - Interim Control of Development in Apartment Areas

The Committee considered a report of the City Manager dated January 19, 1977 (copy circulated) in which the Director of Planning recommends a rezoning of the RM-3 and RM-3A apartment districts in Grandview-Woodland to provide an interim development control in those areas to ensure the retention and/or development of family housing.

Mr. B. Buholzer, Grandview-Woodland Area Planner, advised that the Citizens Planning Committee, in co-operation with the Planning Department, have prepared a draft policy plan for the neighbourhood. The policy plan will be presented for comment at public meetings in February with a final plan to be presented to Committee at the end of March. Zoning amendments to implement the policy plan would be anticipated in September 1977.

One of the concerns of the neighbourhood is the erosion of the family nature of Grandview-Woodland as houses are replaced with condominium apartment buildings containing small suites not suited for families. The Central Mortgage and Housing Corporation Assisted Rental Programme will continue the interest for constructing apartment buildings; but Assisted Rental Programme developments will contain primarily small suites with a density not suited for families with children.

At its meeting on November 29, 1976, the Citizens Planning Committee resolved "that the RM-3 and RM-3A areas in Grandview-Woodland be temporarily down-zoned to RT-2 until the Planning Committee has finalized the Area Plan."

The properties which are developed with custom-designed apartments conforming to existing RM-3 and RM-3A regulations would be excluded from the rezoning.

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 January 27, 1977

Page 2

Clause 1 continued:

Mr. Buholzer indicated that in the three apartment zones; 1/2 of the properties in the Wall Street area would be rezoned; 2/3 in the Woodland Park area and 3/4 in the Britannia Slopes area. The West Grandview Property Owners have requested that the RM-3 zoning west of Commercial Drive not be rezoned. This request would affect the Britannia Slopes area and a portion of the Woodland Park area. (See Appendix 1 - circulated).

Mr. M. Meyer, Chairman of the Grandview-Woodland Planning Committee stated the Committee is not only interested in segments of each individual area, but the Grandview-Woodland area as a whole. The Committee is concerned that if the current apartment trend continues there will be no families in an area where facilities, such as the Britannia Community Services Centre, were built for family activities.

The Chairman called on the following registered speakers:

Mr. R. Rizzardo presented a brief on behalf of the Grandview-Woodland Citizens Advisory Committee (on file in the City Clerk's office) outlining the Committee's concerns and opposition to the uncontrolled development of apartments and recommending an interim downzoning to RT-2 to halt the issuing of development permits for apartments.

Mr. G. Weyman, member of the Consultative Committee, MacDonald Elementary School, supported the downzoning to RT-2. He stated that so far this school term the school population has dropped by 53 students.

Mr. G. Legebokoff, stated that the Grandview Community Resources Board, strongly supports the Citizens Planning Committee's proposal to downzone.

Ms. Iris Dow, speaking on behalf of Single Women's Housing and Concerned Citizens groups, supported the proposal.

Ms. M. Colman presented a brief on behalf of the Grandview-Woodland Area Council (on file in the City Clerk's office) which feels that downzoning to RT-2 would not provide the amount of low rental family accommodation needed. The Area Council suggested that a moratorium be placed on issuing permits for construction of condominiums, thus not affecting any proposed family units under consideration.

Mr. D. Laalo presented a brief on behalf of the Grandview Tenants Association (on file in the City Clerk's office) supporting the downzoning to prevent further demolition of existing housing in the RM-3 and RM-3A areas.

Mr. F. Lowther presented a brief on behalf of the C.O.P.E. Grandview Committee (on file in the City Clerk's office) supporting the recommendations of the Planning Committee to temporarily rezone the RM-3 and RM-3A areas until a plan is developed for Grandview.

Mrs. G. Chong, West Grandview Property Owners Association, referred to the brief previously forwarded to members of Council (Appendix II of the City Manager's report dated January 19, 1977 - circulated) and reiterated the statement that there should be no temporary downzoning or freezing of properties without a plebiscite being presented to the residents of the West Grandview area. She stated that the Association was told at Council on January 13, 1976 that there would be no rezoning without a plebiscite.

Cont'd....

Report to Council
Standing Committee of Council
on Planning and Development
January 27, 1977

Page 3

Clause 1 continued:

The Chairman stated that they were probably told a Public Hearing would have to be held to consider any rezoning application to RT-2 before any decision is made.

The Chairman asked if any other persons wished to speak.

Mr. H. Carter, West Grandview Property Owners Association felt the Planning Department wanted to shift the apartment area to Nanaimo Street.

Mr. J. Alvero of the same Association stated the property owners stand to lose money due to downzoning.

Mr. A. Hurd, property owner and landlord, stated that as long as you have fighting between tenants and property owners, developers will come into the RM-3 areas, demolish houses and construct apartments. Most property owners in Grandview-Woodland just want assurances they will be able to retain their property.

Mr. W. Day, resident property owner in the West Grandview area stated that he is not opposed to the rezoning.

Several tenants of the area spoke in support of the temporary rezoning to RT-2 to protect the existing housing until a plan is produced.

After discussion the Committee

RECOMMENDED

THAT the Director of Planning be instructed to apply to rezone the areas of Grandview-Woodland presently zoned RM-3 and RM-3A, excluding presently conforming custom-designed apartments, to RT-2 as an interim measure, and the application be referred direct to Public Hearing after a report is received thereon from the Vancouver City Planning Commission.

The meeting adjourned at approximately 9.20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 135-136

REPORT TO COUNCILSPECIAL COMMITTEE OF COUNCIL RE
EQUAL EMPLOYMENT OPPORTUNITYVIII

FEBRUARY 4, 1977

On July 22, 1975, Vancouver City Council unanimously passed a motion striking a special committee to design and oversee an Equal Employment Opportunity Program for the City of Vancouver.

A Committee was appointed by Mayor Art Phillips with representatives from Council, civic management, city unions, community groups, and the Human Rights Branch, and it began its work in September of 1975.

Definition of Tasks

The Committee first considered what its tasks and responsibilities were in designing and overseeing an Equal Employment Opportunity Program and agreed upon the following steps:

1. Design and supervise the research necessary to provide a comprehensive analysis of the present composition of the City work force.
2. Identify areas, job categories and job levels where women, racial minorities and the physically handicapped are not properly represented, and make specific plans for overcoming under-utilization of these groups in the identified areas.
3. Survey employment procedures and practices to ensure that they do not have discriminatory effect.
4. Re-evaluate job descriptions and hiring criteria to ensure that they reflect actual job needs and do not have discriminatory effect.
5. Identify and implement training programs and other programs that will assist women, racial minorities, and the physically handicapped for areas of work in which they are presently under-utilized.
6. Write and disseminate policy guidelines with respect to equal employment opportunity in the City of Vancouver work force.
7. Assign responsibility and authority for implementation of the equal employment opportunity program to appropriate officials.
8. Design and implement a method of monitoring the practices of the program on a regular basis.
9. Take such measures as are necessary to ensure that the equal employment opportunity program is effective.

The Committee identified designing and supervising research on the present composition of the City work force as its first task. Once this information is gathered and analysed, the Committee will report to Council with recommendations for appropriate action.

A Working Definition

However, before agreeing on information-gathering methods, Committee members wished to discuss equal employment opportunity programs in general and decide on a working definition so that our data-gathering task could be executed within an agreed-upon philosophical framework.

- 2 -

To this end, the Committee held a one-day seminar in April, 1976 during which we discussed the program's rationale, examined models of information gathering and program design from the City of Toronto, the City of Ottawa, the Women Crown Employees Office of the Government of Ontario, the CBC, the U.S. Department of Labour, and the City of Seattle.

Committee members also considered the options of program definition described by James Bennett and Pierre Loewe in Women in Business. Through this discussion, Committee members came to agreement as to which approaches we will consider in the event that we find under-representation of the target groups in some work areas of the City.

At the end of the workshop, the Committee passed three motions. These were:

1. That at the present time, the Committee consider its program definition to be "pure affirmative action" (defined as a concerted effort to expand the pool of available minority and women candidates, including those who were victims of past company policy. However, at the time of the selection decision, the company would choose the most qualified candidate regardless of race or sex.)
2. That the Committee will become involved in experimental projects combining affirmative action with preferential hiring where there is agreement between the Union and the management concerned.

(These two motions were passed with one dissenting vote)

3. That the Committee reject a quota system.

(This motion was unanimous)

Information-Gathering: Problems and Progress

Having agreed on a working definition for the program, the Committee in the Fall of 1976 has returned its attention to the information-gathering.

The Committee needs a comprehensive analysis of the composition of the present City work force by sex, by race, and by physical handicap. All information gathered by the Committee will be statistical and anonymous.

1. Sex. Information on the sex, seniority date, classification, department and salary of employees is held in the computer and can be easily broken out to provide the Committee with statistical data. This data is presently being worked on and will be available to the Committee by the end of January, 1977.
2. Physical handicap. The Committee discussed and agreed on a working definition of physical handicap.

The Committee requested the attendance of Dr. Lee Hartwell of the Occupational Health Department at our meetings to advise us as to the most accurate and sensitive methods of gathering information on physical handicaps. Dr. Hartwell has provided us with advice and has undertaken to compile the information on physical handicaps himself.

Dr. Hartwell reports that this information will also be available to the Committee by the end of January, 1977.

- 3 -

3. Race. This is the most problematic area of information-gathering for the Committee. There is no existing information either in the computer or in files as there is for sex and physical handicap.

The Committee has considered various methods of gathering this information on racial make-up of the work force and we propose to ask a research team to consider our problems and requirements and present to us a method for gathering this data.

Next Steps

Though two parts of the information-gathering appear to be well on the way, the Committee recognizes that the raw data will have to be analysed, compared with general labour force and population statistics, assessed, and options and policies prepared for both the Committee and for Council.

The Committee recognizes that these tasks can not be efficiently accomplished or thoroughly done by the members of the Committee without assistance.

Anticipating our need for this assistance, the Asian Canadian Association for Cultural Co-operation, the Vancouver Status of Women Council, and the Canadian Paraplegic Association, applied jointly to the Department of the Secretary of State in the summer of 1976 for a grant of \$5,000 to contribute towards the costs of assistance to the Committee for this crucial research and planning phase.

The Secretary of State has awarded these groups the grant and they in turn have offered this money to the Equal Employment Opportunity Committee.

The Committee has discussed a proposal made to us by Susan Bell, who has developed a research proposal which the Committee has approved. (See Appendix 1)

The next steps at this point for the Committee are:

1. Hire a staff assistant for the Committee.

JOB DESCRIPTION

- to provide on-site assistance to the Research Team and the Committee;
 - to prepare reports for the Committee and the Team, especially in the crucial area of developing a research technique for gathering data on racial minorities in the civic work force, for Council approval;
 - liaising with Committee participants, union membership, and management towards the preparation of the final report;
 - collecting relevant information from the City for the Research Team and following through research tasks assigned on Team or Committee request.
2. To come to Council with the report on the method for collecting statistics on racial minorities in the civic work force by the end of February.
 3. To present the complete statistical break-down, with possible recommendations for future action in equal employment opportunities, by the end of May.

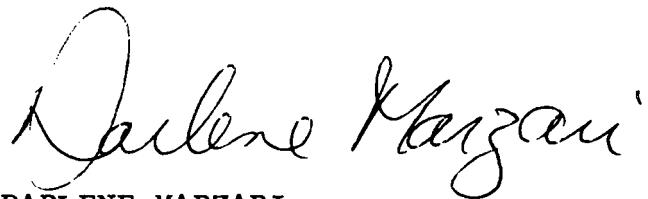
- 4 -

Proposed Budget

Liaison person, full time	\$2,400
Fees for contractual services	2,000
Contingency for printing costs, etc.	600
Donated by Secretary of State through volunteer agencies	<u>\$5,000</u>

The Equal Employment Opportunity Committee therefore requests:

- A. That Council accept the offer of the Asian Canadian Association for Cultural Co-operation, the Vancouver Status of Women Council, and the Canadian Paraplegic Association, of \$5,000 for research and planning assistance to the EEO Committee.
- B. That Council authorize the expenditure of \$2,400 from this grant in order to engage a Liaison Person (see job description) on a consulting basis for a three month period, subject to contractual arrangements being satisfactory to the Director of Legal Services.
- C. That the City Manager be instructed to arrange for suitable office accommodation for the Liaison Person in City Hall.
- D. That the Committee be authorized to expend \$2,000 from the grant for further contractual services for members of the Study Team, subject to a regular report to the City Manager on the details of services billed for.
- E. That the remaining \$600 of the grant be held in reserve as a contingency against the possibility that there may be a significant need for support services such as typing, duplicating and data processing. (At the moment, it seems likely that such additional costs will be minimal.)



DARLENE MARZARI
Chairman
Equal Employment Opportunity
Committee

Appendix 1. Proposal for team assistance to the Committee

FOR COUNCIL ACTION SEE PAGE(S) 122

Appendix 1. Proposal for team assistance to the Committee

Functions of the Team

Generally -

- * provide the essential research and problem-solving service
- * conduct thorough and objective study
- * write final report on findings and options for future consideration for Committee and Council consideration
- * prepare effective programs for practical application
- * management supervision, if required, to put the planning and development programs into action

Specifically -

- * develop research methods for acquiring valid statistics on racial minorities in the city's work force
- * literature survey
- * preliminary data collection, analysis and assessment to
 - a) identify present areas and levels of employment of women, racial minorities and physically handicapped
 - b) identify areas of under-utilization and concentration
 - c) determine extent of under-utilization
 - d) develop long range goals and options for Council action
 - e) identify causes of under-utilization

Time Frame

February 15 - May 15, 1977

Services requested from the City of Vancouver

Secretarial services - one quarter time

Duplicating

Computer time and program services

Office supplies and space

Team Resources

S.M. Bell	Project Co-ordinator administration, organizational development, equal opportunity, research design and implementation, business
A. Harley	Program planning and development, Equal Employment Opportunity
D. Erickson	System analyst, research design
K. Bonn	Planning and procedures, equal opportunity in the work force, business
R. Annis	Equal opportunity, planning
D. Scoretz	Organization development
Dr. K. Silcox	Organization behaviour, research design, Department of Economics and Commerce, Simon Fraser University
Dr. B. McGill	Organization behaviour, research design Department of Economics and Commerce, Simon Fraser University

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

February 2, 1977

A meeting of the Standing Committee of Council on Transportation was held on Wednesday, February 2, 1977, at 2:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

ALSO PRESENT: Mayor J.J. Volrich
Alderman M. Brown
Alderman G. Puil

COMMITTEE
CLERK: J. Thomas

RECOMMENDATION:

G.V.R.D. Regional Transportation Proposal

At a Special Meeting on January 24, 1977, after receiving a presentation from G.V.R.D. representatives on a proposal for regional transportation organisation and financing, City Council deferred consideration of the City's position on the proposal to a meeting of the Standing Committee on Transportation to which all members of Council would be invited.

The G.V.R.D. proposal, contained in reports on file in the City Clerk's Office, recommended the establishment of a Regional/Provincial Transportation Commission to co-ordinate the programming and planning of all transportation in Greater Vancouver, defined a financing formula and proposed the implementation of a Light Rapid Transit feasibility study.

The Committee had for consideration this day a Manager's Report dated February 1, 1977 (circulated) commenting on attached reports of the Director of Finance and the City Engineer dated January 31, 1977, wherein both officials, after expressing serious reservations about the financing formula proposed by the G.V.R.D., recommended:

- (a) The financing formula of January, 1977 be rejected.
- (b) The City agree not to participate in a Regional Commission until a formula acceptable to the City is submitted by the region and firmly agreed to by all parties involved.
- (c) The City continue to work with the Region towards an acceptable financial formula.
- (d) Should a suitable formula not be achievable, then the City examine other options noted in the reports of the City Engineer and the Director of Finance.

The City Manager reported:

"In a letter from the Chairman of the G.V.R.D. Transportation Committee dated January 24th, 1977, there are four proposals:

- '(1) the concept of a Regional/Provincial commission to co-ordinate the programming and planning of all transportation in Greater Vancouver.
- (2) that such a commission be created as a separate entity for the Greater Vancouver area.
- (3) that it have responsibility for roads and transit planning and programming through the preparation annually of a five-year capital and operating budget for roads and transit.
- (4) that a joint study of Light Rapid Transit be carried out in 1977 in order to test the physical and economic feasibility of such a system in the Lower Mainland.'

Standing Committee of Council
on Transportation

February 2, 1977 2

G.V.R.D. Regional Transportation
Proposal (Cont'd)

The G.V.R.D. hopes that all municipalities will support these proposals so that the commission can be created soon and can then "try to work out an acceptable financial formula".

The difficulty with that course of action is that once the Commission is formed, Vancouver would be locked into it. Yet the situation of the core city is so different from that of the outlying municipalities, that it is quite likely that no formula will be acceptable to all parties. In the end, Vancouver would be out-voted in the regional commission.

The City Manager supports proposal 4 of the G.V.R.D. Transportation Committee, and notes that the proposed study may assist in determining an equitable financing formula."

The Manager's Report concluded with the following recommendations:

- (1) That Council endorse the above recommendations of the Director of Finance and the City Engineer;
- (2) That Council inform the G.V.R.D. that Council can support proposals 1, 2, and 3 but only after an acceptable financing formula has been negotiated;
- (3) That Council support proposal 4 of the G.V.R.D. Transportation Committee.

The Director of Finance, in his report, considered the financial implications of the G.V.R.D. proposal, particularly with respect to the City of Vancouver; examined conceptually some alternative financing possibilities; and concluded much more work was required in examining the various possibilities prior to Council taking a firm position, other than a stance firmly against the G.V.R.D.'s proposed financing formula.

In his report, the City Engineer examined the advantages and disadvantages for the City of Vancouver joining the Regional Transportation Commission and discussed the broader questions regarding transportation and the possibility of the "inner" municipalities 'going it alone'.

The City Engineer and the Director of Finance reviewed their reports with the Committee and a number of contentious issues, particularly those relating to Vancouver's role within the financing formula, were explored with the G.V.R.D. representatives present, Mr. W. Lane, Director of Regional Development, and Mr. D. Spaeth, G.V.R.D. Planning Department.

During discussion concern was expressed that by signifying conditional approval of the Concepts for the G.V.R.D. proposal, the City would be locked into an irreversible position; however, Mr. Lane refuted this suggestion and stated conditional approval at this stage would enable the Regional District to go forward for discussions with the Provincial Government in a united and positive way. He assured the Committee the Concepts would not be implemented until an acceptable financing formula had been struck.

City Manager Bowers pointed out once a Provincial/Regional Transportation Commission was established, the City would lose all autonomy and become subject to voting powers within the regional district; thus there was a very real danger that the City could be outvoted on major issues. Light rapid transit was one example: surrounding municipalities were mainly interested in road systems and bus services and did not share Vancouver's concern that light rapid transit was essential to the future development of the region.

Following further discussion, it was

Cont'd . . .

Standing Committee of Council
on Transportation
February 2, 1977 3

G.V.R.D. Regional Transportation
Proposal (Cont'd)

RECOMMENDED,

- A. THAT approval in principle, subject to a financing formula acceptable to the City of Vancouver, be given to concepts 1, 2, and 3 contained in the communication from the Chairman of the Greater Vancouver Regional District Transportation Committee dated January 24, 1977, namely:
- 1) the concept of a Regional/Provincial commission to co-ordinate the programming and planning of all transportation in Greater Vancouver.
 - 2) that such a commission be created as a separate entity for the Greater Vancouver area.
 - 3) that it have responsibility for roads and transit planning and programming through the preparation annually of a five-year capital and operating budget for roads and transit.
- B. THAT a joint Provincial/Regional study of Light Rapid Transit be carried out in 1977 in order to test the physical and economic feasibility of such a system in the Lower Mainland.
- C. THAT the Manager's Report dated February 1, 1977, be received for information.

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 29-31

MANAGER'S REPORT

February 3, 1977

TO: Vancouver City Council

SUBJECT: G.V.R.D. Transportation Proposals

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The Director of Finance and the City Engineer report as follows:

"After consideration of the reports of the City Manager, the City Engineer, and the Director of Finance, on February 2, 1977, the Transportation Committee is recommending that Council approve in principle the four proposals of the GVRD, subject to some qualifications. Your officials are concerned that the qualifications are not sufficiently strong to protect the City's best interests.

The Transportation Committee during its discussion expressed interest in what your officials might consider to be a feasible proposal for sharing of the financial costs related to transportation over future years.

The formula described in this report has been patterned after the Ontario-Metro Toronto formula quite closely. It could form the basis for immediate negotiations with the GVRD and the member municipalities. We consider that it is a much fairer formula to all parties and more representative of ability to support costs. It still requires the City of Vancouver to support the outlying municipalities. We feel that there is no practical formula that avoids the situation of the City providing subsidies to the outlying municipalities.

If Council considers it worthwhile to delay their action on the 'approval in principle' of the GVRD's proposal then we would recommend that as soon as possible a detailed review of the formula given in this report and its implications, and the development of any necessary modifications, be dealt with by the Transportation Committee followed by a formal proposal to the GVRD. A part of the package is that it would have to be spelled out that LRT was an integral part of the formula, on a definite timetable.

We feel that it is a sensible proposal that all municipalities could adopt in a united front for negotiations with the Province. It does not ask the Province for any better cost sharing than would appear to apply in Metro Toronto.

It should be recognized that the figures are somewhat crude, and contain certain assumptions about how the costs would be distributed amongst the municipalities (data deficiencies preclude real accuracy). The following summarizes the burden differences between the GVRD proposal and this current Vancouver proposal, using the two years 1977 and 1985, but in terms of 1976 dollars.

Proposed (by Director of Finance and City Engineer)
Financing Formula for Distribution of Transportation Costs

LRT & bus capital costs	- Province 75%
	- GVRD 25%

(Note: any Federal funds obtained to reduce Provincial and GVRD shares proportionately)

Arterial Roads Capital & Maintenance	- Province 70%
	- GVRD 30%

Non-arterial roads	- Individual municipalities 100%
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LRT & bus system operating deficits	- Province 75%
	- GVRD 25%

(Note: assumes fares set at level to recover 50% of operating costs - same as GVRD assumption)

- 2 -

	<u>GVRD Proposal</u>		<u>City Proposal</u>	
	<u>1977</u>	<u>1985</u>	<u>1977</u>	<u>1985</u>
	(in millions of 1976 dollars)			
Total cost to GVRD (incl. Vanc.) (excluding local transportation)	26.9	60.0	23.4	41.7
Total cost to Vancouver alone (excluding local transportation)	8.0	24.9	7.8	13.9

It is recognized that under any formula the Province might recoup its additional costs through increased levels of Provincial taxes on the lower mainland.

It would appear that in the 1977 year the license revenue increase proposed by the GVRD would be sufficient to provide the necessary funds and in 1985 it would be close to sufficient. It should also be considered that other funding sources might well be more appropriate, such as, for example, 50% license fee increase, 50% gas tax increase, perhaps even some of the cost being borne by the property tax. It would be necessary to try to determine what is the most equitable means of distributing the costs within the GVRD and then negotiating with the Province to obtain access to the appropriate revenue sources. This is essentially what the GVRD is proposing with respect to this portion of the package."

The City Manager submits the report of the Director of Finance and the City Engineer for Council CONSIDERATION, and further RECOMMENDS that -

Council not approve the recommendations of the Transportation Committee but immediately commence negotiations with the GVRD on the lines of the above formula, after it has received further detailed consideration of the Transportation Committee.

FOR COUNCIL ACTION SEE PAGE(S) 129-131